

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name: Tallahassee Housing Authority**

**PHA Number: FL073**

**PHA Fiscal Year Beginning: (07/2005)**

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- x The PHA's mission is: (state mission here)  
The PHA,s mission is to improve the living condition of low-income families, provide better housing conditions and work with other agencies in the community to improve the economic and social status of the residents families

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- x PHA Goal: Expand the supply of assisted housing  
Objectives:
- x Apply for additional rental vouchers:
  - x Reduce public housing vacancies:
  - x Leverage private or other public funds to create additional housing opportunities:
  - x Acquire or build units or developments
  - Other (list below)
- x PHA Goal: Improve the quality of assisted housing  
Objectives:
- x Improve public housing management: (PHAS score) 95
  - x Improve voucher management: (SEMAP score) 95
  - x Increase customer satisfaction:
  - x Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- x Renovate or modernize public housing units:
  - x Demolish or dispose of obsolete public housing:
  - x Provide replacement public housing:
  - x Provide replacement vouchers:
  - Other: (list below)
- x PHA Goal: Increase assisted housing choices
- Objectives:
- x Provide voucher mobility counseling:
  - x Conduct outreach efforts to potential voucher landlords
  - x Increase voucher payment standards
  - x Implement voucher homeownership program:
  - x Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- x PHA Goal: Provide an improved living environment
- Objectives:
- x Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - x Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - x Implement public housing security improvements:
  - x Designate developments or buildings for particular resident groups (elderly, persons with disabilities)Redevelopment of Ebony Gardens
  - Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- x PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- x Increase the number and percentage of employed persons in assisted families:
  - x Provide or attract supportive services to improve assistance recipients' employability: ROSS Homeownership Grant

- x Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- x PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - x Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - x Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - x Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

- **To provide a holistic approach to public housing self-sufficiency program**
- **Partner with N.W. Florida Housing Authority in providing homeownership opportunities to person in Gadsden County**
- **Partner with local homeless coalition in providing permanent housing for persons without shelter**
- **Expand training programs to public housing residents**
- **Develop fitness programs to decrease obesity and/or health programs in public housing**
- **Partner with local agencies in providing adult educational motivational programs/self esteem**
- **Leverage Capital Fund Grant monies to be used for capital improvement projects**
- **Construct a Community Center at Springfield Community**
- **Develop stronger partnerships with local law enforcement in combating crime at the properties**

- **Public housing 5h amendments to include lease with the option to purchase of scattered site homes**
- **Partner with the City of Tallahassee Workforce Equity and Big Bend Fair Housing Office to identify and reduce fair housing and discrimination impediments**
- **Develop economic educational opportunities for public housing and Section 8 residents**
- **Redevelop Ebony Gardens Community into a mixed income development**
- **Develop Section 3 Deconstruction Program from Ebony Garden's demolition**
- **Partner with Florida Housing Finance Corporation in utilizing Tenant Rental Assistance Vouchers**
- **Expand Section 3 program for public housing residents with local apprenticeship program**
- **Work on improving housing stock at scattered sites**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**  
 **Small Agency (<250 Public Housing Units)**  
 **Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**This Agency Plan includes all required documentation as well as development changes as it relates to the capital fund grant activities.**  
**1. It incorporates the local Municipalities Consolidated Plan and shows Section 8/PH FSS Program objectives.**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments:**

- Admissions Policy for Deconcentration (fl073a02)
- FY 2005 Capital Fund Program Annual Statement (fl073b02)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart (fl073c02)
- FY 2005 Capital Fund Program 5 Year Action Plan (fl073d02)
- Public Housing Drug Elimination Program (PHDEP) Plan (fl073e02)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - CFP FL29P073501-01 (fl073f02)
  - CFP FL29P073501-02 (fl073g02)
  - CFP FL29P073501-03 (fl073h02)
  - CFP FL29P073502-03 (fl073i02)
  - CFP FL29P073501-04 (fl073j02)
  - Section 8 Housing Needs (fl073k02)
  - ROSS Homeownership Supportive Services Program (fl073l02)
  - HOPE VI Demolition (fl073m02)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
x	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
x	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
x	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the methodology for setting public housing flat rents x check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development x check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies x check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	eradication of pest infestation (including cockroach infestation)	
x	Public housing grievance procedures x check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures x check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
x	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
x	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
x	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
x	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
x	Policies governing any Section 8 Homeownership program x check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
x	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
x	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	(list individually; use as many lines as necessary)	

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

See attachment f1073k02 for Section 8 Housing Needs

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	2170	5	4	3	4	3	4
Income >30% but <=50% of AMI	136	4	4	3	5	2	4
Income >50% but <80% of AMI	41	3	3	2	5	3	3
Elderly	38	3	2	2	2	1	3
Families with Disabilities	398	4	5	4	4	2	3
Race/Ethnicity	2/2						
Race/Ethnicity	2/2						
Race/Ethnicity	1/2						
Race/Ethnicity	2/2						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

x Consolidated Plan of the Jurisdiction/s  
Indicate year: 2004

- x U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset  
American Housing Survey data  
Indicate year: 2000
- x Other housing market study  
Indicate year: 2004
- Other sources: (list and indicate year of information)

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
Section 8 tenant-based assistance			
x Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2174		65
Extremely low income <=30% AMI	2041	74%	
Very low income (>30% but <=50% AMI)	101	4.6%	
Low income (>50% but <80% AMI)	32	1.4%	
Families with children	72091	96%	
Elderly families	28	1%	
Families with Disabilities	309	14%	

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity	1/1 ( 51)	2.35%	
Race/ethnicity	1/2 (136)	6.25%	
Race/ethnicity	2/2 (1987)	91.4%	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	270	97	6
2 BR	344	26	25
3 BR	223	6	86
4 BR	27.0	2	14
5 BR	1	0.3	4
5+ BR			
Is the waiting list closed (select one)? x No Waiting list for 4 and 5 bedrooms remain opened Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No x Yes			

### **C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- x Employ effective maintenance and management policies to minimize the number of public housing units off-line
- x Reduce turnover time for vacated public housing units
- x Reduce time to renovate public housing units

- x Seek replacement of public housing units lost to the inventory through mixed finance development
- x Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- x Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- x Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- x Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- x Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- x Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- x Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- x Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- x Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- x Employ admissions preferences aimed at families with economic hardships
- x Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- x Employ admissions preferences aimed at families who are working
- x Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- x Seek designation of public housing for the elderly
- x Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- x Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- x Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- x Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- x Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- x Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- x Market the section 8 program to owners outside of areas of poverty /minority concentrations
  - x Other: (list below)
- Provide applicants and participants of Public Housing and Section 8 alternatives in fair housing**

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- x Funding constraints
- x Staffing constraints
- Limited availability of sites for assisted housing
- x Extent to which particular housing needs are met by other organizations in the community
- x Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- x Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- x Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	1,409,924	Public Housing
b) Public Housing Capital Fund	1,050,000	Modernization
c) HOPE VI Revitalization		
d) HOPE VI Demolition	753,000	Demolition Ebony Garden

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,692,788	Rental subsidy and rental administration
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	Crime Prevention
g) Resident Opportunity and Self-Sufficiency Grants	238,446	Public Housing Homeownership
h) Community Development Block Grant Springfield	120,000	Planning/Construction of Community Center
i) HOME		
Other Federal Grants (list below)		
<b>Florida Housing Finance Corp</b>	50,000	Tenant Base Rental Assistance
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FL29P073501-02	146,224	Modernization
FL29P073501-03	265,133	Modernization
FL29P073502-03	128,526	Balances available as Of 12/31/03
FLP29P073501-04	865,070	
<b>3. Public Housing Dwelling Rental Income</b>	840,000	Development
<b>4. Other income (list below)</b>		
Excess utilities	200,000	Utility cost
<b>Work orders, late fees</b>	42,500	Development
<b>4. Non-federal sources (list below)</b>		
<b>City of Tallahassee</b>	62,723	Economic Development
<b>Total resources</b>	18,806,793	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- x Other: (describe)  
Based on date and time after applicant enrollment

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- x Criminal or Drug-related activity
- x Rental history
- x Housekeeping
- Other (describe)

c. x Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. x Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. x Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- x Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- x PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3. Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- x  Two
- Three or More

b. x Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

x Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)  
In conjunction with law enforcement partnership

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
  
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

#### 1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)  
Web page

b. How often must residents notify the PHA of changes in family composition?  
(select all that apply)

- At an annual reexamination and lease renewal

- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists  
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Orange Avenue-Springfield Communities

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

x  Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

b. xYes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. xYes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes x  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

- x Other (describe below)  
Rental history

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- x None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- x PHA main administrative office
- Other (list below)

**(3) Search Time**

- a. x Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Medical, portability and families unable to lease up due to large family size.

**(4) Admissions Preferences**

- a. Income targeting

- Yes x No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

- 1. x Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

- 2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- x Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- x Victims of domestic violence
- x Substandard housing
- x Homelessness
- x High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- x Working families and those unable to work because of age or disability
- x Veterans and veterans' families
- x Residents who live and work in your jurisdiction
- x Those enrolled currently in educational, training, or upward mobility programs
- x Households that contribute to meeting income goals (broad range of incomes)
- x Households that contribute to meeting income requirements (targeting)
- x Those previously enrolled in educational, training, or upward mobility programs
- x Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 1 Who is enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)

- 1 Those previously enrolled in educational, training, or upward mobility programs
  - 1 Victims of reprisals or hate crimes
  - 1 Other preference(s) (list below)  
Local Government relocation
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
  - Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
  - The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
  - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
  - Briefing sessions and written materials
  - Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
  - Other (list below)  
Notices to area social service targeted agencies

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)] Outlined in ACOP and Section 8 Administrative Plan

## Based on income and applicable allowances.

### A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### (1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- x The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
x \$26-\$50

2. x Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

If yes to question 2, list these policies below:

- All families will be eligible to claim a hardship to be exempted from minimum rent
- Lost of eligibility awaiting determination for Federal, State, or Local assistance program
- Family income decreases because of changed circumstances (unemployed, etc)
- Death in family of head of household
- Changes in assistance

c. Rents set at less than 30% than adjusted income

1.  Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income? Flat rents

3. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Flat rents rates ( approved 08/17/04)

COMPLEX	1B/R	2B/R	3B/R	4B/R	5B/R
Springfield	382	443	604	707	814
Orange Ave.	383	442	603	708	819
Pinewood Place	275	314	436	502	
Hidden pines			436		
Scatteres Sites			436		

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- x Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- x Other (list below)
  - Any time the family experiences an income decrease, family member increase and/or decrease

g. x Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

- Those enrolled under the Ross Homeownership Program

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
  - x The section 8 rent reasonableness study of comparable housing
  - x Survey of rents listed in local newspaper
  - x Survey of similar unassisted units in the neighborhood
  - x Other (list/describe below)  
Contracted CPA firm performs market analysis

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- x  100% of FMR
- x  Above 100% but at or below 110% of FMR
- x  Above 110% of FMR (if HUD approved; describe circumstances below)  
Persons with special needs (disabilities and or hard to house) Ebony Garden families

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- x  Reflects market or submarket
- x  To increase housing options for families

- x Other (list below)
  - Reasonable accommodations for elderly and/or persons with disabilities or hard to house families
  - Ebony Garden families relocated

d. How often are payment standards reevaluated for adequacy? (select one)

- x Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- x Success rates of assisted families
- x Rent burdens of assisted families
- x Other (list below)
  - Owners rendering units for hardship accessibility

**(2) Minimum Rent**

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- x \$26-\$50

b.  Yes x No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- x A brief description of the management structure and organization of the PHA follows: The THA is under the supervision of a seven member Board of Commissioners and a Executive Director who handles the day to day operations.

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	600	100
Section 8 Vouchers	1835	55
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification 100 Mainstream 75	3 3
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)  
 Maintenance Handbook-Management ACOP (Admissions and Continued Occupancy Policies)All ph units are treated monthly by a licensed pest control contractor for the prevention of cockroaches.
- (2) Section 8 Management: (list below)  
 Administrative Plan

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. Yes x No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- x PHA main administrative office  
 PHA development management offices  
 Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. x Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

Grievance panel comprised of Section 8-Public Housing and Community representation

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- x PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **See optional 5 year plan**

#### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

##### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) fl073b02

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

##### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) fl073d02

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

#### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes x No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

- x Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:  
Ebony Gardens Apartments

- Yes x No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
Ebony Gardens Apartments

- Yes No: x e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. x Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Ebony Gardens
1b. Development (project) number:	FL073-4
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>06/09/04</u>
5. Number of units affected:	102
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity:08/05 b. Projected end date of activity:10/05

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is

eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes x No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	x
4. Date this designation approved, submitted, or planned for submission:	
5. If approved, will this designation constitute a (select one)	
New Designation Plan	
Revision of a previously-approved Designation Plan?	<input type="checkbox"/>
6. Number of units affected:	
7. Coverage of action (select one)	
Part of the development	
Total development	<input type="checkbox"/>

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes x No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless

eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes x No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	73-1,73-2,73-3,73-4,73-6,73-16 & 73-17
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes x No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (26/10/2001) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

<b>B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937</b>
---

**The Tallahassee Housing Authority has reviewed the following sites as possible voluntary conversions: Ebony Gardens (102 units) - designated to be demolished - 2005, Springfield (195 units), Pinewood (96 units), Orange Avenue (200 units) and Hidden Pines (12 units) apartments along with 36 scattered sites supports that it would be inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion.**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

### **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

- Public Housing (Family Self-Sufficiency Program)
- Section 8 (Family Self-Sufficiency Program)

#### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. x Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

#### 2. Activity Description

x Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

### **Public Housing Homeownership Activity Description**

<b>(Complete one for each development affected)</b>	
1a. Development name: Scattered Sites	
1b. Development (project) number: FL073-15 and 16	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I	
x 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
(01/01/1997)	
5. Number of units affected: 36	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development	
x Total development	

## B. Section 8 Tenant Based Assistance

1. x Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:  
Section 8 Homeownership Program

a. Size of Program

Yes x No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- x more than 100 participants

b. PHA-established eligibility criteria

Yes x No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

x Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? Revised  
01/15/2005

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- x Client referrals
- x Information sharing regarding mutual clients (for rent determinations and otherwise)
- x Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- x Public housing rent determination policies

- x Public housing admissions policies
- x Section 8 admissions policies
- x Preference in admission to section 8 for certain public housing families
- x Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- x Preference/eligibility for public housing homeownership option participation
- x Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- x Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>COT/PHA Internship Program</i>	<i>25</i>	<i>other</i>	<i>PHA main office</i>	<i>PH/Sec.8</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>
--

Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 06/30/04)
Public Housing	25	48
Section 8	50	127

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - x  Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

<p><b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b></p>
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#### Community Service and Self-Sufficiency Requirement

The PHA will administer a Community Service & Self Sufficiency Program

The 1998 Quality Housing and Work Responsibility Act (QHWRA) requires all adult public housing residents who are not exempt to contribute eight hours per month in community service or to participate in a self-sufficiency program. The community work is to be verifiable, and/or non-paid work that provides a public benefit. This is not intended to be punitive, but should be considered a rewarding activity that will assist residents in improving their own and their neighbors' economic and social well-being and give residents a greater stake in their communities. Site managers and the Resident Initiative Coordinator will work with the

residents to provide the appropriate setting for each resident. The Public Housing Administrator or his/her designee will give final assignment and prior approval.

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)  
Monthly Police Weed and Seed meetings

3. Which developments are most affected? (list below)

Springfield 1700 Joe Louis Street  
Orange Avenue Apartments 2710 Country Club Drive

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- x Crime Prevention Through Environmental Design
- x Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- x Other (describe below)  
**Continue meeting with local law enforcement agencies**

2. Which developments are most affected? (list below)

**Springfield – 1700 Joe Louis Street  
Orange Avenue – 2710 Country Club Dr.**

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- x Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- x Police regularly testify in and otherwise support eviction cases
- x Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**PHA wide**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes x No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes x No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes x No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

THA amended the established Pet Policy 11-03 to govern the keeping of pets for the elderly and disabled residents in properties owned and operated by the PHA. This does not apply to animals that assist, support or provide service to persons with disabilities. Pet is defined as a domesticated dog weighing twenty (20) pounds or less at maturity or any domesticated cat bird rodent, (rabbit), fish or turtle that is traditionally kept in the home for pleasure rather than commercial purposes. Dogs and cats will required to wear a collar. Reptiles (except turtles) are excluded from the definition. All pets will be required to live inside of the unit.

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. x Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. x Yes  No: Was the most recent fiscal audit submitted to HUD?
3. x Yes  No: Were there any findings as the result of that audit?
4.  Yes x No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5. x Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes x No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

### **18. Other Information**

[24 CFR Part 903.7 9 (r)]

#### **Billy Durr, Ruthie Netterville, Sandra Corbin - Resident Advisory**

#### **James R. Ford, Jr, Chairman, Kim B. Williams, Vice Chairman, Charles Moss - Resident Commissioner, Anoch Lanh, Commissioner, Edwina Stephens, Commissioner, Benjamin Crump, Commissioner - Darryl Gorham, Commissioner - Tallahassee Housing Authority Board of Commissioners.**

##### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

##### **B. Description of Election process for Residents on the PHA Board**

1.  Yes x No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes x No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
- State of Florida
  - Department of Community Affairs
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- x The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- x The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- x The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)  
Furthering Affordable Housing under leasing and homeownership for low income persons.

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.  
SEE ATTACHMENTS

The Tallahassee Housing Authority in conjunction with the community of its residents, resident organization and approval for admission by its Board of Commissioners will amend its annual plan only for the health and safety of its residents and staff. A substantial deviation from its 5 year plan could occur due to terrorism threat or attack in providing a safe atmosphere for its residents. Other such significant amendments would be for prevention intervention activities that provide a qualify of time and self empowerment for its residents. Other significant amendments will only occur under the rescheduling of funigibility activities currently outlined in the previous 5 year action plan.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



**TALLAHASSEE HOUSING AUTHORITY**  
**Public Housing/Section 8 Policy**

**Deconcentration and Income Targeting**

The Tallahassee Housing Authority owns and operates 641 public housing units. At least forty percent (40%) (with incomes below 30 percent of median) in a fiscal year, of any new or available public housing apartments must be designated to extremely low-income people. The Authority shall provide more than seventy-five percent (75%) of newly available vouchers and certificates to very poor families.

The Tallahassee Housing Authority has a total of 1,181 Section 8 units. Seventy-five percent (75%) of the new or turned over Section 8 vouchers must be directed toward extremely low-income people. After the housing authority has met the income targeting requirements, it will select new admissions under its Local Preference Policy. On October 1, 1996, the Tallahassee Housing Authority, Board of Commissioners suspended the Federal Preferences and adopted Local Preferences for public housing and Section 8 programs. The new preferences were not ranked and are as shown below:

- Working families
- Families registered/enrolled in a recognized job training program
- Families of domestic violence
- Families involuntarily displaced

1. Working Families

- Working Families whose head of household or spouse work or families whose head of household or spouse have been given a bona fide offer of employment. Those who are in or have completed educational or training programs designed to prepare persons for the job market.
- Applicants households whose head, spouse, or sole member is age 62 or older or is receiving social security disability, supplemental security income disability benefits, or any other payments based on the individuals inability to work will be given the benefit of the working family preference.

2. Families Registered or Enrolled in Job Training Programs

- Families where the head of household or spouse is currently enrolled and participating in a job training program (this will also include WAGES participants) that prepares them for entering or re-entering the job market to include welfare to work certified programs and/or, those performing eight or more hours of community service work as included in Section 512©(g) of the U.S. Housing Act of 1937. Documentation will be required from the institution where the head of the household or spouse is attending.

3. Domestic Violence

- “Domestic Violence” means actual or threatened physical violence directed against one or more members of the applicant family by a spouse or other member of the applicant’s household.
  - a. An applicant is considered a victim if:
    - they have vacated a housing unit because of domestic violence
    - they live in a housing unit with a person who engages in domestic violence
    - it must be determined that the domestic violence occurred recently or is of a continuing nature
    - the family must certify that the person who engaged in such violence will not reside with the applicant family unless the housing authority has given written approval based on certified counseling support documents.

4. Involuntary Displacement

- a. An applicant is involuntarily displaced if:
  - the applicant is a victim of fire
  - the applicant is displaced due to a natural disaster (fire, flood, or any other uncontrollable act)
  - the natural disaster must have extensively damaged or destroyed the dwelling the family had been living in and made it uninhabitable

All applicants must meet all other pre-background screening as other non-preference applicants do.

**Notice of Preference Denial**

When the housing authority determines an applicant does not qualify for a local preference, the housing authority will provide prompt, written notice of the determination. The notice will contain a brief statement of reasons for the determination and notice of the applicants right to an appeal. The applicant can appeal to the specified appeal officer as indicated in correspondence.

**Skipping Policy**

Families on the waiting list for public housing will be under a Skipping Admissions Policy. This would mean the housing authority could uniformly skip a family on the waiting list, specifically to reach another family with a lower or higher income in order to help accomplish the deconcentration and income-mixing objectives as specified by HUD

The current waiting list for public housing is 473. Below is the breakdown as it relates to race and income:

<u>Race</u>	<u>Very Low Income</u>	<u>Low Income</u>
1(Caucasian) 18	18	N/A
2(Black) 11	444	11

The current waiting list for Section 8 is 776. Below is the breakdown as it relates to race and income:

<u>Race</u>	<u>Very Low Income</u>	<u>Low Income</u>
1(Caucasian) 54	492	284
1(Black) 720		
3(Other)		

The housing authority’s targeting plan will conform with civil rights, fair housing and other federal laws that forbid discrimination on the basis of race, color, religion, sex, national origin, familial status or disability.

Both program waiting lists will be managed separately. Public Housing will not include site base waiting lists, but rather one centralized list.

The remaining sixty-percent (60%) of waiting list applicants for public housing will be selected according to the income needs of the development. This is based on the deconcentration plan required by the U.S. Department of Housing and Urban development (HUD) in order to achieve income mixing, by bringing higher income residents into lower income public housing communities and bring lower income residents into higher income public housing communities.

**Authority Incentives**

The Authority’s four public housing communities, Springfield Apartments (1700 Joe Louis Street), Orange Avenue Apartments (2710 Country Club Drive), Ebony Gardens (1010 N. Macomb Street) and Pinewood Place Apartments (2940 Grady Rd.) are all geographically located in low-income (poverty) areas of the city. Under our Comprehensive Modernization Grant, in October 1999, we will begin to replace furnaces

at all the sites and install new gas energy efficient HVAC with air-conditioning features. Resealing of parking spaces has begun and will include re-striping. In the near future, installation of new energy efficient windows and higher R-Factor attic insulation will begin.

We have started an agency resident training program where we have contracted with the Area Big Bend Wages Coalition to screen and verify eligibility of our residents. Eight residents have also been employed by the Authority under the Section 3 Program, along with contractors awareness of preference given to residents on all work performed for the housing authority.

The resident council has a successful training program in which the local community college and vocational school develop goal-training classes for public housing participants. Therefore, internally we will be able to increase the skills of our residents so they may be more qualified to apply for jobs or higher positions and leave the Temporary Assistance to Needy Families (TANF) subsidy rolls.

At the Ebony Garden Apartments, we have installed a laundromat for the residents. Two residents will be hired to monitor the facility during the hours of operation. We suspect this will be an added attraction of curb appeal in soliciting for higher income-mixing at this development. Also, surrounding property is being purchased and sold in a city-side effort to create more affordable homeowner units in this census tract.

Public housing residents will be able to choose whether they would like to pay a flat rent or an income-based rent.

- An income-based rent will be based on 30% of adjusted income.
- Flat rents will benefit higher income families and residents whose incomes are going up.

Residents will have the choice of income-based or flat rent yearly at their re-examination time. However, if they experience financial hardship (loss of employment, death of income contributing family member or loss of governmental assistance) the THA may authorize a switch from flat rent to income-based.

Residents of the Authority's developments and participants of Section 8, who are WAGES enrolled, whose welfare assistance is reduced because of fraud or failure to participate in an economic self-sufficiency program or comply with a work activity requirement will not be eligible for a rent reduction. Only if the welfare reduction is neither a result of the expiration of a lifetime on receiving benefits, or a situation where the family has complied with welfare program requirements, but cannot obtain employment with the authority, make the necessary rent subsidy increase. All others with a non-compliance verified document can request variance to the above and community service sanctions with their respective department hearing officer (public housing and Section 8).

Permissive deductions incentives will be given to residents that are working a minimum of 25 hours per month. Incentives deductions that will be allowed are federal tax deductions, social security taxes and health insurance.

### **Self-Sufficiency Incentives**

The Authority will not increase a family's rent as a result of increased income due to employment during the 12-month period beginning on the date on which the employment is commenced:

1. Family income increases as a result of employment of a family member who was previously unemployed for one or more years. "Previously employed" includes a person who has earned, in the previous 12 months, no more than what would be received for ten hours of work per week for 50 weeks at the established minimum wage.
2. Whose employment income increases during the participation of a family member in any family self-sufficiency or other job training; or
3. Who is or was, when six months assisted under any state program for temporary assistance for needy families funded under Part A of Title IV of the Social Security Act, as determined by the authority in consultation with the local TANF Agency and whose income increases.

### **Phase-in of Rent Increases**

Upon expiration of the 12-month period, the rent payable by a family may be increased due to the continued employment of a family member except that for the 12-month period following expiration of the 12 month disallowance, the increase may not be greater than 50 percent of the amount of the total rent increase.

### **Individual Savings Accounts**

The Authority may provide for individual savings accounts for public housing residents who pay an income-based rent. The family will have the option of having an amount that otherwise would have been applied to the family's rent payment as a result of employment. Amounts deposited in a savings account may be withdrawn only for the purpose of:

- Purchasing a home
- Paying education costs of family members
- Moving out of public or assisted housing
- Paying any other expense authorized by the authority for the purpose of promoting the economic self-sufficiency of residents of public housing.

The Authority will maintain the account in an interest bearing investment and will credit the family with the interest income; at least annually the Authority will provide the family with a report on the status of the account. Any balance in such an account when the family moves out is the property of the family, unless the family is not in compliance with the lease.

Deconcentratio1

## CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:					
Summary					
PHA Name: Tallahassee Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Gran	Federal FY of Grant: 2005			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	100,000	0	0	0
3	1408 Management Improvements	200,000	0	0	0
4	1410 Administration	80,138	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	135,317	0	0	0
10	1460 Dwelling Structures	504,000	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	45,000	0	0	0
13	1475 Nondwelling Equipment	35,000	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization of Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2- 20)	1,099,455	0	0	0
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 Compliance	0			
24	Amount of line 21 Related to Security - Soft Costs	0			
25	Amount of line 21 Related to Security - Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		100,000		0	0	
	<b>total 1406 - Operations</b>			<b>100,000</b>		<b>0</b>	<b>0</b>	
	Staff Training in Hud Regulations	1408		10,000	0	0	0	
	Maintenance Skills Training	1408		10,000	0	0	0	
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1408		60,000				
	Resident Job Initiatives and Leadership Training	1408		60,000	0	0	0	
	Resident Initiatives - Drug Intervention/Prevention	1408		60,000				
	<b>total 1408 - Management Improvements</b>			<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Executive Director	1410	5%	5,531	0	0	0	
	Executive Secretary	1410	5%	2,447	0	0	0	
	Maintenance Director	1410	25%	21,638	0	0	0	
	Capital Funds Coordinator	1410	100%	29,186	0	0	0	
	Finance Director	1410	5%	3,535	0	0	0	
	Bookkeeper	1410	5%	1,484	0	0	0	
	Benefits	1410		16,317	0	0	0	
	<b>total 1410 - Administration</b>			<b>80,138</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	A & E Fees	1430			0	0	0	
	<b>total 1430 - Fees &amp; Costs</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Ranges	1465			0	0	0	
	Refrigerators	1465			0	0	0	
	<b>total 1465 - Dwelling Equipment</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Upgrade & Enlarge HA Office Building (phase I)	1470		15,000	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>15,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Upgrade Computer Equipment	1475	15	10,000	0	0	0	
	Vehicles for the force account labor	1475	2	25,000				
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>35,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003 Springfield	Maintain the grounds to improve safety/health issues and property values	1450		10,000	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Replace Mechanical Room Doors	1460	195	75,000	0	0	0	
	Repair/Replace roofs	1460	15	65,000				
	Maintain the structure to improve safety/health issues and property values	1460	15	52,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>192,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Community Center	1470		30,000	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>232,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-002 Orange Ave.	Maintain the grounds to improve safety/health issues and property values	1450		10,000	-	-	-	
	Build a wall along Orange Ave to separate the complex from the new 4 lane highway and create a sound barrier (phase 1)	1450		115,317				
	<b>total 1450 - Site Improvement</b>			<b>125,317</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	Maintain the structure to improve safety/health issues and property values	1460	15	52,000	0	0	0	
	Roof Repair	1460	7	25,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>77,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL ORANGE AVE</b>			<b>202,317</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Repair Roofs	1460	6	10,000	0	0	0	
Pinewood Place	Replace Mechanical Room Doors	1460	95	40,000				
	Maintain the structure to improve safety/health issues and property values	1460	7	35,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>85,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>85,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-0015	Maintain the structure to improve safety/health issues and property values	1460	2	75,000	0	0	0	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-0016	Maintain the structure to improve safety/health issues and property values	1460	2	75,000	0	0	0	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SCATTERED SITE 16</b>			<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-0017	Maintain the structure to improve safety/health issues and property values	1460	1	0	0	0	0	
Hidden Pines	<b>total 1460 - Dwelling Structures</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>TOTAL HIDDEN PINES</b>			0	0	0	0	
PHA Wide	total 1406 - Operations			100,000	-	-	-	
PHA Wide	total 1408 - Management Improvements			200,000	-	-	-	
PHA Wide	total 1410 - Administration			80,138	-	-	-	
PHA Wide	total 1430 - Fees & Costs			-	-	-	-	
PHA Wide	total 1465 - Dwelling Equipment			-	-	-	-	
PHA Wide	total 1470 - Non-Dwelling Structures			15,000	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			35,000	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			232,000	-	-	-	
FL029P073-002	TOTAL ORANGE AVE			202,317	-	-	-	
FL029P073-006	TOTAL PINWOOD PLACE			85,000	-	-	-	
FL029P073-015	TOTAL SCATTERED SITE 15			75,000	-	-	-	
FL029P073-016	TOTAL SCATTERED SITE 16			75,000	-	-	-	
FL029P073-017	TOTAL HIDDEN PINES			-	-	-	-	
	<b>TOTAL CFP501-2005</b>			<b>1,099,455</b>	-	-	-	

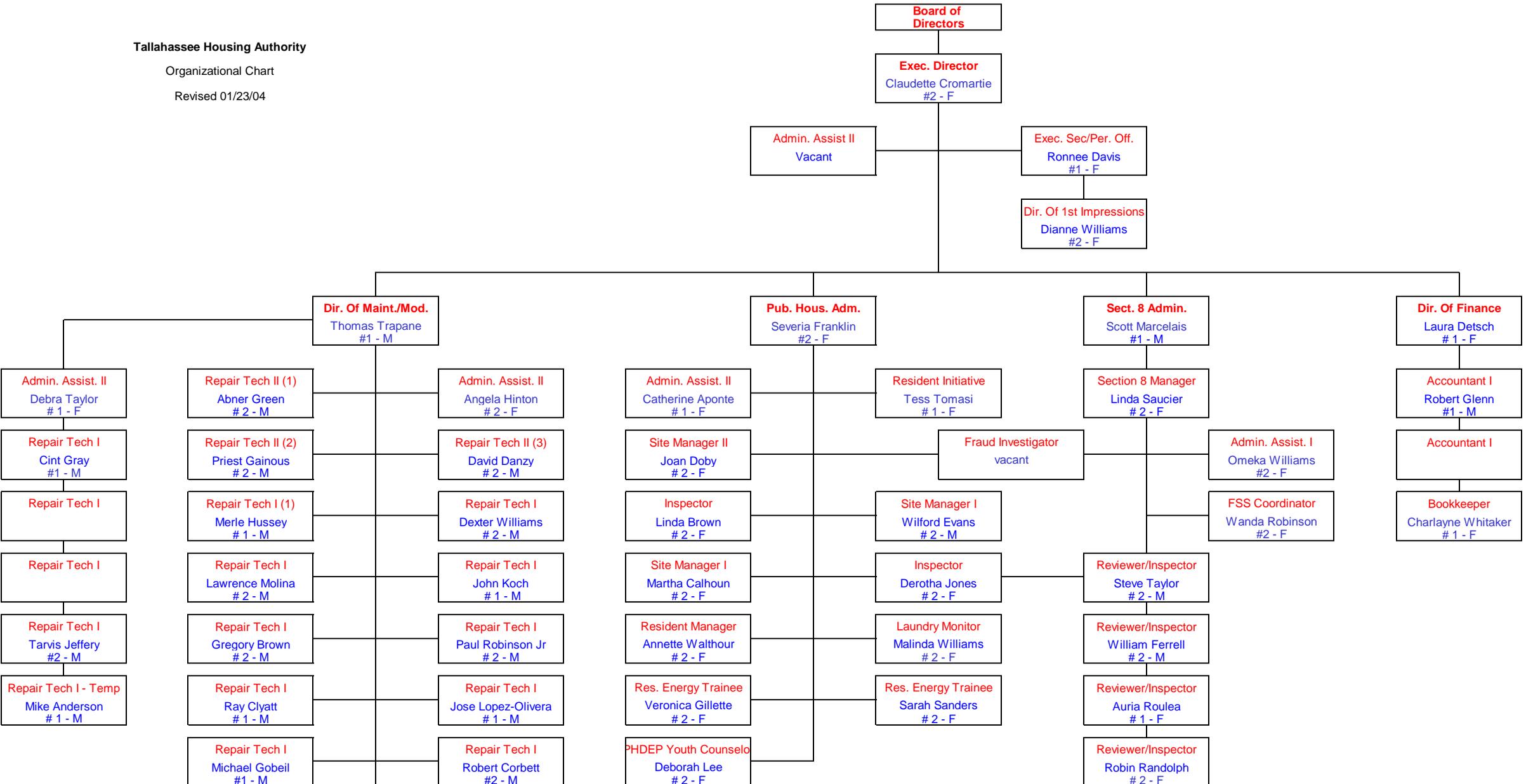
**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

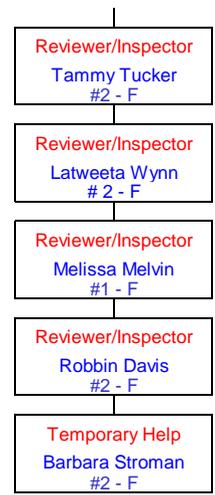
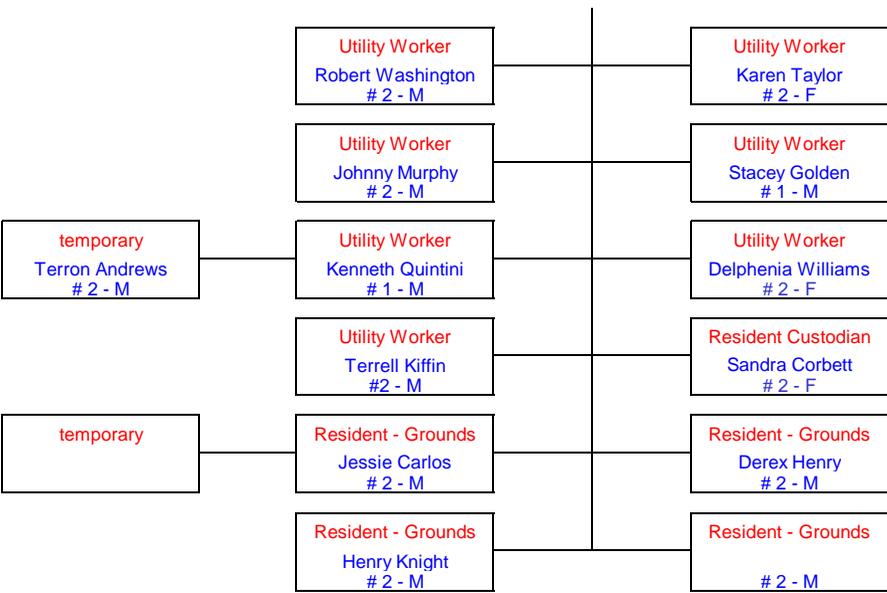
<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1406 - Operations	09/01/07			09/01/09			
1408 - Man. Improvements	09/01/07			09/01/09			
1410 - Administration	09/01/07			09/01/09			
1430 - Fees & Costs	09/01/07			09/01/09			
1465 - Dwelling Equipment	09/01/07			09/01/09			
1470 - Non-Dwell Struct	09/01/07			09/01/09			
1475 - Non-Dwell Equip	09/01/07			09/01/09			
FL029P073-001 & 003	09/01/07			09/01/09			
FL029P073-002	09/01/07			09/01/09			
FL029P073-004	09/01/07			09/01/09			
FL029P073-006	09/01/07			09/01/09			
FL029P073-015	09/01/07			09/01/09			
FL029P073-016	09/01/07			09/01/09			
FL029P073-017	09/01/07			09/01/09			

Tallahassee Housing Authority

Organizational Chart

Revised 01/23/04





Tallahassee Housing Authority

Organizational Chart

Revised 01/23/04

**Board of Directors**

**Exec. Director**  
Claudette Cromartie  
#2 - F

Admin. Assist II  
Vacant

**Dir. Of Maint./Mod.**  
Thomas Trapano  
#1 - M

**Pub. Hous. Adm.**  
Severia Franklin  
#2 - F

Admin. Assist. II  
Debra Taylor  
#1 - F

Repair Tech II (1)  
Abner Green  
#2 - M

Admin. Assist. II  
Angela Hinton  
#2 - F

Admin. Assist. II  
Catherine Aponte  
#1 - F

Resident Initiative  
Tess Tomasi  
#1 - F

Repair Tech I  
Cint Gray  
#1 - M

Repair Tech II (2)  
Priest Gainous  
#2 - M

Repair Tech II (3)  
David Danzy  
#2 - M

Site Man II/Reviewer  
Joan Doby  
#2 - F

Site Manager II  
Linda Brown  
#2 - F

Repair Tech II  
Jeff Smith  
#1 - M

Repair Tech I (1)  
Robert Corbett  
#2 - M

Repair Tech I (7)  
Merle Hussey  
#1 - M

Site Manager II  
Martha Calhoun  
#2 - F

Site Manager II  
Wilford Evans  
#2 - M

Repair Tech II  
Paul Zarza  
#1 - M

Repair Tech I (2)  
John Koch  
#1 - M

Repair Tech I (8)  
Dexter Williams  
#2 - M

Youth Counselor  
Deborah Lee  
#2 - F

Inspector  
Deratha Jones  
#2 - F

Repair Tech I  
Tavis Jeffery  
#2 - M

Repair Tech I (3)  
Jose Lopez-Olivera  
#1 - M

Repair Tech I (9)  
Terron Andrews  
#2 - M

Res. Energy Trainee  
Veronica Gillette  
#2 - F

Laundry Monitor  
Malinda Williams  
#2 - F

Repair Tech I  
Mike Anderson  
#1 - M

Repair Tech I (4)  
Paul Robinson Jr  
#2 - M

Repair Tech I (10)  
Lawrence Molina  
#2 - M

Repair Tech I (5)  
Gregory Brown  
#2 - M

Repair Tech I (11)  
Kenneth Quintini  
#1 - M

Repair Tech I (6)  
Ray Clyatt  
#1 - M

Utility Worker (4)  
Jessie Carlos  
#2 - M

Utility Worker (1)  
Karen Taylor  
#2 - F

Utility Worker (5)  
Hurschel Robinson  
#2 - M

temporary  
Dan Walker  
#1 - M

Utility Worker (2)  
Robert Washington  
#2 - M

Utility Worker (6)  
Sandra Corbett  
#2 - F

Utility Worker (3)  
Terrell Kiffin  
#2 - M

Utility Worker (6)

temporary

Resident - Grounds  
John Hall  
#2 - M

Resident - Grounds  
Dereck Henry  
#2 - M

Grounds  
Henry Knight  
#2 - M

Grounds  
Stacey Golden  
#1 - M

Exec. Sec/Per. Off.  
Ronnee Davis  
#1 - F

Dir. Of 1st Impress.  
Dianne Williams  
#2 - F

**Sect. 8 Admin.**  
Scott Marcelais  
#1 - M

**Dir. Of Finance**  
Laura Detsch  
# 1 - F

**Section 8 Manager**  
Linda Saucier  
# 2 - F

**Accountant I**  
Robert Glenn  
#1 - M

**Fraud Investigator/  
Inspector**  
vacant

**FSS Coordinator**  
Wanda Robinson  
#2 - F

**Accountant I**  
Phil Bennett  
#1 - M

**Reviewer/Inspector**  
Steve Taylor  
# 2 - M

**Reviewer/Inspector**  
William Ferrell  
# 2 - M

**Bookkeeper**  
Charlayne Whitaker  
# 1 - F

**Reviewer/Inspector**  
Auria Roulea  
# 1 - F

**Reviewer/Inspector**  
Robin Randolph  
# 2 - F

**Reviewer/Inspector**  
Latweeta Wynn  
# 2 - F

**Reviewer/Inspector**  
Melissa Melvin  
#1 - F

**Reviewer/Inspector**  
Robbin Davis  
#2 - F

**Reviewer/Inspector**  
Tammy Tucker  
#2 - F

**Reviewer/Inspector**  
Omeka Williams  
#2 - F

**Temporary Help**  
Barbara Stroman  
#2 - F

Tallahassee Housing Authority

Organizational Chart

Revised 12/29/04

**Board of Directors**

**Exec. Director**  
Claudette Cromartie  
#2 - F

**Admin. Assist II**  
Vacant

**Dir. Of Maint./Mod.**  
Thomas Trapane  
#1 - M

**Pub. Hous. Adm.**  
Severia Franklin  
#2 - F

**Modernization Assist.**  
Debra Taylor  
#1 - F

**Repair Tech II (1)**  
Abner Green  
#2 - M

**Admin. Assist. II**  
Angela Hinton  
#2 - F

**Admin. Assist. II**  
Catherine Aponte  
#1 - F

**Resident Initiative**  
Pamela Paramore  
#2 - F

**Repair Tech II**  
Cint Gray  
#1 - M

**Repair Tech II (2)**  
Priest Gainous  
#2 - M

**Repair Tech II (3)**  
David Danzy  
#2 - M

**Site Man/Quality Control**  
Joan Doby  
#2 - F

**Site Manager I**  
Linda Brown  
#2 - F

**Repair Tech II/Elec**  
Jeff Smith  
#1 - M

**Repair Tech II (4)**  
Jose Lopez-Olivera  
#1 - M

**Repair Tech II (5)**  
Merle Hussey  
#1 - M

**Site Manager I**  
Martha Calhoun  
#2 - F

**Site Manager II**  
Wilford Evans  
#2 - M

**Repair Tech II/Ann Insp WO**  
Paul Zarza  
#1 - M

**Repair Tech II (6)**  
Paul Robinson Jr  
#2 - M

**Repair Tech I (5)**  
Dexter Williams  
#2 - M

**Resident Trainee**  
Veronica Gillette  
#2 - F

**PH Inspector**  
Derotha Jones  
#2 - F

**Repair Tech I**  
Tarvis Jeffery  
#2 - M

**Repair Tech I (1)**  
Robert Corbett  
#2 - M

**Repair Tech I (6)**  
Terron Andrews  
#2 - M

**Youth Counselor**  
Deborah Lee  
#2 - F

**Youth Counselor**  
Evelyn Hester  
#2 - F

**Repair Tech I/Carpenter**  
Mike Anderson  
#1 - M

**Repair Tech I (2)**  
John Koch  
#1 - M

**Repair Tech I (7)**  
Calvin Enzor  
#2 - M

**Van Driver**  
Gordon, Jerry  
#2-M

**Youth Activity Counselor**  
Taylor, Sylvester  
#2-M

**Brick Mason/Temp**  
Abraham Washington  
#2 - M

**Repair Tech I (3)**  
Gregory Brown  
#2 - M

**Repair Tech I (8)**  
Jessie Carlos  
#1 - M

**Youth Activity Counselor**  
Jean, Maggie  
#2 - F

**Mobility Counselor**  
Pamela Manuel  
#2 - F

**Repair Tech I (4)**  
Ray Clyatt  
#1 - M

**Utility Worker (4)**  
Jerry Maul  
#2-M

**Laundromat Attendant**  
Malinda Williams  
#2 - F

**Laundromat Attendant**  
vacant

**Utility Worker (1)**  
Karen Taylor  
#2 - F

**Utility Worker (5)**  
Hurschel Robinson  
#2 - M

**temporary - grounds**  
Vacant

**Utility Worker (2)**  
Rendell Rochell  
#2 - M

**Utility Worker (6)**  
Sandra Corbett  
#2 - F

**Utility Worker (3)**  
Calneh Richardson  
#2 - M

**Utility Worker (6)**  
Dan Walker

**temporary - grounds**  
Vacant

**Resident - Grounds**  
John Hall  
#2 - M

**Resident - Grounds**  
Vacant  
#2 - M

**Janitorial**  
Laquanda Allen  
#2 - F

**Grounds**  
Henry Knight  
#2 - M

**Grounds**  
Stacey Golden  
#1 - M

Exec. Sec/Per. Off.  
Ronnee Davis  
#1 - F

Dir. Of 1st Impress.  
Obinna Okeke  
#2 - M

**Sect. 8 Admin.**  
Eric Wood  
# 2 - M

**Dir. Of Finance**  
Laura Detsch  
# 1 - F

**Section 8 Manager**  
Linda Saucier  
# 2 - F

**Accountant I**  
Robert Glenn  
#1 - M

**Admin. Assist. II**  
Alicia Gibson  
#2 - F

**FSS Coordinator**  
Wanda Robinson  
#2 - F

**Accountant I**  
Phil Bennett  
#1 - M

**Client Integrity Reviewer**  
Auria Roulea  
#1 - F

**Inspection Quality Control**  
Melissa Melvin  
#1 - F

**Bookkeeper**  
Charlayne Whitaker  
#1 - F

**Reviewer/Inspector**  
Robin Randolph  
#2 - F

**Reviewer/Inspector**  
William Ferrell  
#2 - M

**Reviewer/Inspector**  
Latweeta Wynn  
#2 - F

**Reviewer/Inspector**  
Steve Taylor  
#2 - M

**Reviewer/Inspector**  
Robbin Davis  
#2 - F

**Admin Assist**  
Barbara Stroman  
#2 - F

**Reviewer/Inspector**  
Omeka Williams  
#2 - F

**Reviewer/Inspector**  
Tammy Tucker  
#2 - F

## CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:					
Summary					
PHA Name: Tallahassee Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Gran	Federal FY of Grant: 2005			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	100,000	0	0	0
3	1408 Management Improvements	200,000	0	0	0
4	1410 Administration	80,138	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	135,317	0	0	0
10	1460 Dwelling Structures	504,000	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	45,000	0	0	0
13	1475 Nondwelling Equipment	35,000	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization of Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2- 20)	1,099,455	0	0	0
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 Compliance	0			
24	Amount of line 21 Related to Security - Soft Costs	0			
25	Amount of line 21 Related to Security - Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		100,000		0	0	
	<b>total 1406 - Operations</b>			<b>100,000</b>		<b>0</b>	<b>0</b>	
	Staff Training in Hud Regulations	1408		10,000	0	0	0	
	Maintenance Skills Training	1408		10,000	0	0	0	
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1408		60,000				
	Resident Job Initiatives and Leadership Training	1408		60,000	0	0	0	
	Resident Initiatives - Drug Intervention/Prevention	1408		60,000				
	<b>total 1408 - Management Improvements</b>			<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Executive Director	1410	5%	5,531	0	0	0	
	Executive Secretary	1410	5%	2,447	0	0	0	
	Maintenance Director	1410	25%	21,638	0	0	0	
	Capital Funds Coordinator	1410	100%	29,186	0	0	0	
	Finance Director	1410	5%	3,535	0	0	0	
	Bookkeeper	1410	5%	1,484	0	0	0	
	Benefits	1410		16,317	0	0	0	
	<b>total 1410 - Administration</b>			<b>80,138</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	A & E Fees	1430			0	0	0	
	<b>total 1430 - Fees &amp; Costs</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Ranges	1465			0	0	0	
	Refrigerators	1465			0	0	0	
	<b>total 1465 - Dwelling Equipment</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Upgrade & Enlarge HA Office Building (phase I)	1470		15,000	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>15,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Upgrade Computer Equipment	1475	15	10,000	0	0	0	
	Vehicles for the force account labor	1475	2	25,000				
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>35,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003 Springfield	Maintain the grounds to improve safety/health issues and property values	1450		10,000	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Replace Mechanical Room Doors	1460	195	75,000	0	0	0	
	Repair/Replace roofs	1460	15	65,000				
	Maintain the structure to improve safety/health issues and property values	1460	15	52,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>192,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Community Center	1470		30,000	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>232,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-002 Orange Ave.	Maintain the grounds to improve safety/health issues and property values	1450		10,000	-	-	-	
	Build a wall along Orange Ave to separate the complex from the new 4 lane highway and create a sound barrier (phase 1)	1450		115,317				
	<b>total 1450 - Site Improvement</b>			<b>125,317</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	Maintain the structure to improve safety/health issues and property values	1460	15	52,000	0	0	0	
	Roof Repair	1460	7	25,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>77,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL ORANGE AVE</b>			<b>202,317</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Repair Roofs	1460	6	10,000	0	0	0	
Pinewood Place	Replace Mechanical Room Doors	1460	95	40,000				
	Maintain the structure to improve safety/health issues and property values	1460	7	35,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>85,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>85,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-0015	Maintain the structure to improve safety/health issues and property values	1460	2	75,000	0	0	0	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-0016	Maintain the structure to improve safety/health issues and property values	1460	2	75,000	0	0	0	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SCATTERED SITE 16</b>			<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-0017	Maintain the structure to improve safety/health issues and property values	1460	1	0	0	0	0	
Hidden Pines	<b>total 1460 - Dwelling Structures</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>TOTAL HIDDEN PINES</b>			0	0	0	0	
PHA Wide	total 1406 - Operations			100,000	-	-	-	
PHA Wide	total 1408 - Management Improvements			200,000	-	-	-	
PHA Wide	total 1410 - Administration			80,138	-	-	-	
PHA Wide	total 1430 - Fees & Costs			-	-	-	-	
PHA Wide	total 1465 - Dwelling Equipment			-	-	-	-	
PHA Wide	total 1470 - Non-Dwelling Structures			15,000	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			35,000	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			232,000	-	-	-	
FL029P073-002	TOTAL ORANGE AVE			202,317	-	-	-	
FL029P073-006	TOTAL PINewood PLACE			85,000	-	-	-	
FL029P073-015	TOTAL SCATTERED SITE 15			75,000	-	-	-	
FL029P073-016	TOTAL SCATTERED SITE 16			75,000	-	-	-	
FL029P073-017	TOTAL HIDDEN PINES			-	-	-	-	
	<b>TOTAL CFP501-2005</b>			<b>1,099,455</b>	-	-	-	

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-05 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1406 - Operations	09/01/07			09/01/09			
1408 - Man. Improvements	09/01/07			09/01/09			
1410 - Administration	09/01/07			09/01/09			
1430 - Fees & Costs	09/01/07			09/01/09			
1465 - Dwelling Equipment	09/01/07			09/01/09			
1470 - Non-Dwell Struct	09/01/07			09/01/09			
1475 - Non-Dwell Equip	09/01/07			09/01/09			
FL029P073-001 & 003	09/01/07			09/01/09			
FL029P073-002	09/01/07			09/01/09			
FL029P073-004	09/01/07			09/01/09			
FL029P073-006	09/01/07			09/01/09			
FL029P073-015	09/01/07			09/01/09			
FL029P073-016	09/01/07			09/01/09			
FL029P073-017	09/01/07			09/01/09			

**Five-Year Action Plan**  
**Part I: Summary**  
 Comprehensive Grant Program (CGP)

**U.S. Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 06/30/2005)

HA Name: The Housing Authority of Tallahassee, FL		Locality: (City/County & State) Tallahassee, Florida			[ X ] Original [ ] Revision No.: _____	
A.	Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year 2 FFY: <u>2006</u>	Work Statement for Year 3 FFY: <u>2007</u>	Work Statement for Year 4 FFY: <u>2008</u>	Work Statement for Year 5 FFY: <u>2009</u>	
Development Number/Name						
FL29-073-1 & 3 Springfield	See Annual Statement	\$315,000	\$155,000	\$150,000	\$295,000	
FL29-073-2 Orange Avenue		\$130,000	\$105,000	\$115,000	\$110,000	
FL29-073-4 Ebony Gardens		\$25,000	\$90,000	\$135,000	\$0	
FL29-073-6 Pinewood Place		\$60,000	\$85,000	\$80,000	\$64,000	
FL29-073-15 Scattered Sites		\$75,000	\$75,000	\$80,000	\$80,000	
FL29-073-16 Scattered Sites		\$75,000	\$75,000	\$80,000	\$80,000	
FL29-073-17 Hidden Pines Apartments		\$5,000	\$15,000	\$5,000	\$5,000	
B. Physical Improvements Subtotal		\$685,000	\$600,000	\$645,000	\$634,000	
C. Management Improvements		\$135,000	\$140,000	\$145,000	\$150,000	
D. HA - Wide Nondwelling Structures and Equipment		\$10,656	\$83,323	\$29,856	\$32,250	
E. Administration		\$83,344	\$86,677	\$90,144	\$93,750	
F. Other		\$36,000	\$40,000	\$40,000	\$40,000	
G. Operations		\$100,000	\$100,000	\$100,000	\$100,000	
H. Demolition		\$0	\$0	\$0	\$0	
I. Replacement Reserve		\$0	\$0	\$0	\$0	
J. Mod used for development		\$0	\$0	\$0	\$0	
K. Total CGP Funds		<b>\$1,050,000</b>	<b>\$1,050,000</b>	<b>\$1,050,000</b>	<b>\$1,050,000</b>	
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		<b>\$1,050,000</b>	<b>\$1,050,000</b>	<b>\$1,050,000</b>	<b>\$1,050,000</b>	
Signature of Executive Director		Date:		Signature of Public Housing Director		
				Date:		

**Five-Year Action Plan**

**Part II: Summary (Continuation)**

Comprehensive Grant Program (CGP)

**U.S. Department of Housing  
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 06/30/2005)

A. Development Number/Name	Work Stmt. for Year 1 <u>FFY 2005</u>	Work Statement for Year 2 <u>FFY 2006</u>	Work Statement for Year 3 <u>FFY 2007</u>	Work Statement for Year 4 <u>FFY 2008</u>	Work Statement for Year 5 <u>FFY 2009</u>
<p><b><u>FL029P073001 &amp; 003, Springfield</u></b>  <u>Site Improvements</u>                      -Maintain the grounds to improve safety/health issues and property values                      -Pressure Washing of roofs and siding                      -Installation of additional office parking                      -Relocation of mailboxes</p> <p><u>Dwelling Structure</u>                      -Maintain the structure to improve safety/health issues and property values                      -Electrical Upgrade                      -Replace roofs                      -Cosmetic Improvement to façade of units</p> <p><u>Non-Dwelling Structure</u>                      -Build community center and install a laundry facility                      -Increase/improve security and ingress/egress access</p> <p><u>Non-Dwelling Equipment</u>                      -Furnish community center and install a laundry facility</p>	<p>See Annual Statement</p>	<p>10,000 10,000 20,000</p> <p>60,000 20,000 20,000</p> <p>75,000 100,000</p>	<p>10,000 10,000</p> <p>5,000</p> <p>60,000 20,000</p> <p>50,000</p>	<p>10,000</p> <p>80,000 20,000 40,000</p>	<p>5,000 10,000</p> <p>60,000 20,000 200,000</p>

**Five-Year Action Plan**

**Part II: Summary (Continuation)**

Comprehensive Grant Program (CGP)

**U.S. Department of Housing  
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 06/30/2005)

A. Development Number/Name	Work Stmt. for Year 1 <u>FFY 2005</u>	Work Statement for Year 2 <u>FFY 2006</u>	Work Statement for Year 3 <u>FFY 2007</u>	Work Statement for Year 4 <u>FFY 2008</u>	Work Statement for Year 5 <u>FFY 2009</u>
<b><u>FL029P073002, Orange Avenue</u></b>					
<u>Site Improvements</u>					
-Maintain the grounds to improve safety/health issues and property values		10,000	10,000	5,000	
-Pressure Washing of roofs and siding		10,000	10,000	10,000	10,000
<u>Dwelling Structure</u>					
-Maintain the structure to improve safety/health issues and property values		60,000	65,000	80,000	80,000
-Replace roofs and install gutters		30,000			
-Electrical Upgrade		20,000	20,000	20,000	20,000
<b><u>FL029P073004, Ebony Gardens</u></b>					
<u>Dwelling Structure</u>					
-Revitalization of demolished units		25,000	90,000	135,000	
<b><u>FL029P073006, Pinewood Place</u></b>					
<u>Site Improvements</u>					
-Maintain the grounds to improve safety/health issues and property values				5,000	
-Pressure Washing of roofs and siding				10,000	4,000
<u>Dwelling Structure</u>					
-Maintain the structure to improve safety/health issues and property values		60,000	60,000	65,000	60,000
-Cosmetic Improvements to Complex and Units			25,000		

**Five-Year Action Plan**

**Part II: Summary (Continuation)**

Comprehensive Grant Program (CGP)

**U.S. Department of Housing  
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 06/30/2005)

A. Development Number/Name	Work Stmt. for Year 1 FFY <u>2005</u>	Work Statement for Year 2 FFY <u>2006</u>	Work Statement for Year 3 FFY <u>2007</u>	Work Statement for Year 4 FFY <u>2008</u>	Work Statement for Year 5 FFY <u>2009</u>
<b><u>FL029P073015, Scattered Sites</u></b>					
1450 Site Improvements					
-Maintain the grounds to improve safety/health issues and property values		10,000	10,000	10,000	10,000
-Pressure Washing of roofs and siding		5,000	5,000	10,000	10,000
1460 Dwelling Structure					
-Maintain the structure to improve safety/health issues and property values		60,000	60,000	60,000	60,000
<b><u>FL029P073016, Scattered Sites</u></b>					
1450 Site Improvements					
-Maintain the grounds to improve safety/health issues and property values		10,000	10,000	10,000	10,000
-Pressure Washing of roofs and siding		5,000	5,000	10,000	10,000
1460 Dwelling Structure					
-Maintain the structure to improve safety/health issues and property values		60,000	60,000	60,000	60,000
<b><u>FL029P073017, Hidden Pines</u></b>					
1450 Site Improvements					
-Maintain the grounds to improve safety/health issues and property values		5,000	15,000	5,000	5,000
<b><u>1406 Operations</u></b>					
Operating Subsidy		100,000	100,000	100,000	100,000
<b><u>1408 Management Improvements</u></b>					
Staff training in HUD regulations		10,000	10,000	10,000	10,000
Maintenance Skills Training		5,000	5,000	5,000	5,000
Resident job and leadership training		60,000	60,000	60,000	60,000
Resident Initiative - Drug Intervention/Prevention		60,000	65,000	70,000	75,000

**Five-Year Action Plan**

**Part II: Summary (Continuation)**

Comprehensive Grant Program (CGP)

**U.S. Department of Housing  
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 06/30/2005)

A. Development Number/Name	Work Stmt. for Year 1 FFY <u>2005</u>	Work Statement for Year 2 FFY <u>2006</u>	Work Statement for Year 3 FFY <u>2007</u>	Work Statement for Year 4 FFY <u>2008</u>	Work Statement for Year 5 FFY <u>2009</u>
<b><u>1410 Administration</u></b>					
Executive Director		5,752	5,982	6,221	6,470
Executive Secretary		2,545	2,647	2,753	2,863
Maintenance Manager		22,504	23,404	24,340	25,314
Capital Funds Coordinator		30,353	31,567	32,830	34,143
Finance Director		3,676	3,823	3,976	4,135
Bookkeeper		1,544	1,605	1,669	1,736
Benefits		16,970	17,649	18,355	19,089
<b><u>1430 Fees and Costs</u></b>					
A & E Fees		16,000	20,000	20,000	20,000
<b><u>1465 Dwelling Equipment (Authority Wide)</u></b>					
Ranges		12,000	12,000	12,000	12,000
Refrigerators		8,000	8,000	8,000	8,000
<b><u>1470 Non-Dwelling Structures</u></b>					
Upgrade and enlarge HA Office Building			50,000		
<b><u>1475 Non-Dwelling Equipment</u></b>					
Replace vehicles for Force Account Labors			23,323	19,200	22,250
Upgrade Computer Equipment		10,656	10,000	10,656	10,000
<b>Totals</b>		<b>1,050,000</b>	<b>1,050,000</b>	<b>1,050,000</b>	<b>1,050,000</b>

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>2</u> FFY: <u>2006</u>			Work Statement for Year <u>3</u> FFY: <u>2007</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
			FFY: <u>2003</u>			
See Annual Statement	<b><u>FL029P073001 &amp; 003, Springfield</u></b>			<b><u>FL029P073001 &amp; 003, Springfield</u></b>		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values	10%	\$10,000	Maintain the grounds to improve safety/health issues and property values	10%	\$10,000
	Pressure Washing of roofs and siding	10%	\$10,000	Pressure Washing of roofs and siding	10%	\$10,000
	-Installation of additional office parking	7 stalls	<u>\$20,000</u>	-Relocation of mailboxes	195 units	<u>\$5,000</u>
	<b>Subtotal</b>		<b>\$40,000</b>	<b>Subtotal</b>		<b>\$25,000</b>
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	Maintain the structure to improve safety/health issues and property values	20 units	\$60,000	Maintain the structure to improve safety/health issues and property values	20 units	\$60,000
	-Electrical Upgrade	20 units	\$20,000	-Electrical Upgrade	20 units	<u>\$20,000</u>
	-Replace roofs	20 units	<u>\$20,000</u>	<b>Subtotal</b>		<b>\$80,000</b>
	<b>Subtotal</b>		<b>\$100,000</b>	<u>Non-dwelling Equipment</u>		
	<u>Non-Dwelling Structure</u>			-Furnish community center and install a laundry facility		<u>\$50,000</u>
	-Build community center and install a laundry facility	195 units	\$75,000	<b>Subtotal</b>		<b>\$50,000</b>
	Increase/improve security and ingress/egress access	195 units	<u>\$100,000</u>	<b>Total FL029P073001 &amp; 003</b>		<b>\$155,000</b>
	<b>Subtotal</b>		<b>\$175,000</b>			
	<b>Total FL029P073001 &amp; 003</b>		<b>\$315,000</b>	<b><u>FL029P073002, Orange Avenue</u></b>		
				<u>Site Improvements</u>		
	<b><u>FL029P073002, Orange Avenue</u></b>			Maintain the grounds to improve safety/health issues and property values	10%	\$10,000
	<u>Site Improvements</u>			Pressure Washing of roofs and siding	10%	<u>\$10,000</u>
	Maintain the grounds to improve safety/health issues and property values	10%	\$10,000	<b>Subtotal</b>		<b>\$20,000</b>
Pressure Washing of roofs and siding	10%	<u>\$10,000</u>	<u>Dwelling Structure</u>			
<b>Subtotal</b>		<b>\$20,000</b>	-Electrical Upgrade	20 units	\$20,000	
<u>Dwelling Structure</u>			Maintain the structure to improve safety/health issues and property values	20 units	<u>\$65,000</u>	
Maintain the structure to improve safety/health issues and property values	20 units	\$60,000	<b>Subtotal</b>		<b>\$85,000</b>	
-Replace roofs and install gutters	25 units	\$30,000	<b>Total FL029P073002</b>		<b>\$105,000</b>	
-Electrical Upgrade	20 units	<u>\$20,000</u>				
<b>Subtotal</b>		<b>\$110,000</b>	<b><u>FL029P073004, Ebony Gardens</u></b>			
<b>Total FL029P073002</b>		<b>\$130,000</b>	<u>Dwelling Structure</u>			
<b><u>FL029P073004, Ebony Gardens</u></b>			-Revitalization of demolished units	10 units	<u>\$90,000</u>	
<u>Dwelling Structure</u>			<b>Subtotal</b>		<b>\$90,000</b>	
-Revitalization of demolished units	5 units	<u>\$25,000</u>	<b>Total FL029P073004</b>		<b>\$90,000</b>	
<b>Subtotal</b>		<b>\$25,000</b>				
<b>Total FL029P073004</b>		<b>\$25,000</b>	<b><u>FL029P073006, Pinewood Place</u></b>			
<b><u>FL029P073006, Pinewood Place</u></b>			<u>Dwelling Structure</u>			
<u>Dwelling Structure</u>			Maintain the structure to improve safety/health issues and property values	20 units	\$60,000	
Maintain the structure to improve safety/health issues and property values	20 units	<u>\$60,000</u>	-Cosmetic Improvements to Complex and Units	1.00	<u>\$25,000</u>	
<b>Subtotal</b>		<b>\$60,000</b>	<b>Subtotal</b>		<b>\$85,000</b>	
<b>Total FL029P073006</b>		<b>\$60,000</b>	<b>Total FL029P073006</b>		<b>\$85,000</b>	
<b>Subtotal of Estimated Cost</b>		<b>\$530,000</b>	<b>Subtotal of Estimated Cost</b>		<b>\$435,000</b>	

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>2</u> FFY: <u>2006</u>			Work Statement for Year <u>3</u> FFY: <u>2007</u>			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
Annual Statement	<b><u>FL029P073015, Scattered Sites</u></b>			<b><u>FL029P073015, Scattered Sites</u></b>			
	<b><u>1450 Site Improvements</u></b>			<b><u>1450 Site Improvements</u></b>			
	Maintain the grounds to improve safety/health issues and property values	8 DU	\$10,000	Maintain the grounds to improve safety/health issues and property values	8 DU	\$10,000	
	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	
	<b>Subtotal</b>		<b>\$15,000</b>	<b>Subtotal</b>		<b>\$15,000</b>	
	<b><u>1460 Dwelling Structure</u></b>			<b><u>1460 Dwelling Structure</u></b>			
	Maintain the structure to improve safety/health issues and property values	8 DU	\$60,000	Maintain the structure to improve safety/health issues and property values	8 DU	\$60,000	
	<b>Subtotal</b>		<b>\$60,000</b>	<b>Subtotal</b>		<b>\$60,000</b>	
	<b>Total FL029P073015</b>		<b>\$75,000</b>	<b>Total FL029P073015</b>		<b>\$75,000</b>	
	<b><u>FL029P073016, Scattered Sites</u></b>			<b><u>FL029P073016, Scattered Sites</u></b>			
	<b><u>1450 Site Improvements</u></b>			<b><u>1450 Site Improvements</u></b>			
	Maintain the grounds to improve safety/health issues and property values	8 DU	\$10,000	Maintain the grounds to improve safety/health issues and property values	8 DU	\$10,000	
Pressure Washing of roofs and siding	10%	<u>\$5,000</u>	Pressure Washing of roofs and siding	10%	<u>\$5,000</u>		
<b>Subtotal</b>		<b>\$15,000</b>	<b>Subtotal</b>		<b>\$15,000</b>		
<b><u>1460 Dwelling Structure</u></b>			<b><u>1460 Dwelling Structure</u></b>				
Maintain the structure to improve safety/health issues and property values	8 DU	\$60,000	Maintain the structure to improve safety/health issues and property values	8 DU	\$60,000		
<b>Subtotal</b>		<b>\$60,000</b>	<b>Subtotal</b>		<b>\$60,000</b>		
<b>Total FL029P073016</b>		<b>\$75,000</b>	<b>Total FL029P073016</b>		<b>\$75,000</b>		
<b><u>FL029P073017, Hidden Pines</u></b>			<b><u>FL029P0730+E6217, Hidden Pines</u></b>				
<b><u>1450 Site Improvements</u></b>			<b><u>1450 Site Improvements</u></b>				
Maintain the grounds to improve safety/health issues and property values	10%	<u>\$5,000</u>	Maintain the grounds to improve safety/health issues and property values	10%	<u>\$15,000</u>		
<b>Subtotal</b>		<b>\$5,000</b>	<b>Subtotal</b>		<b>\$15,000</b>		
<b>Total FL029P073017</b>		<b>\$5,000</b>	<b>Total FL029P073017</b>		<b>\$15,000</b>		
Subtotal of Estimated Cost			\$155,000	Subtotal of Estimated Cost			\$165,000

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>2</u> FFY: <u>2006</u>			Work Statement for Year <u>3</u> FFY: <u>2007</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<p><b>1406 Operations</b>                      Operating Subsidy                      Subtotal</p> <p><b>1408 Management Improvements</b>                      Staff training in HUD regulations                      Maintenance Skills Training                      Resident job and leadership training                      Resident Initiative - Drug Intervention/Prevention                      Subtotal</p> <p><b>1410 Administration</b>                      Executive Director                      Executive Secretary                      Maintenance Manager                      Capital Funds Coordinator                      Finance Director                      Bookkeeper                      Benefits                      Subtotal</p> <p><b>1430 Fees and Costs</b>                      A &amp; E Fees                      Subtotal</p> <p><b>1465 Dwelling Equipment (Authority Wide)</b>                      Ranges                      Refrigerators                      Subtotal</p> <p><b>1475 Non-Dwelling Equipment</b>                      Upgrade Computer Equipment                      Subtotal</p> <p><b>1502 Contingency</b>                      -Construction Contingency                      Subtotal</p>	<p>10%</p> <p>LS LS LS LS</p> <p>5% 5% 50% 100% 5% 5%</p> <p>LS</p> <p>100 EA 25 EA</p> <p>LS</p> <p>LS</p>	<p><u>\$100,000</u>  <b>\$100,000</b></p> <p>\$10,000 \$5,000 \$60,000 <u>\$60,000</u>  <b>\$135,000</b></p> <p>\$5,752 \$2,545 \$22,504 \$30,353 \$3,676 \$1,543 <u>\$16,970</u>  <b>\$83,344</b></p> <p><u>\$16,000</u>  <b>\$16,000</b></p> <p>\$12,000 <u>\$8,000</u>  <b>\$20,000</b></p> <p><u>\$10,656</u>  <b>\$10,656</b></p> <p><u>\$0</u>  <b>\$0</b></p>	<p><b>1406 Operations</b>                      Operating Subsidy                      Subtotal</p> <p><b>1408 Management Improvements</b>                      Staff training in HUD regulations                      Maintenance Skills Training                      Resident job and leadership training                      Resident Initiative - Drug Intervention/Prevention                      Subtotal</p> <p><b>1410 Administration</b>                      Executive Director                      Executive Secretary                      Maintenance Manager                      Capital Funds Coordinator                      Finance Director                      Bookkeeper                      Benefits                      Subtotal</p> <p><b>1430 Fees and Costs</b>                      A &amp; E Fees                      Subtotal</p> <p><b>1465 Dwelling Equipment (Authority Wide)</b>                      Ranges                      Refrigerators                      Subtotal</p> <p><b>1470 Non-Dwelling Structures</b>                      Upgrade and enlarge HA Office Building (phase 3)                      Subtotal</p> <p><b>1475 Non-Dwelling Equipment</b>                      Replace vehicles for Force Account Labors                      Upgrade Computer Equipment                      Subtotal</p> <p><b>1502 Contingency</b>                      -Construction Contingency                      Subtotal</p>	<p>10%</p> <p>LS LS LS LS</p> <p>5% 5% 50% 100% 5% 5%</p> <p>LS</p> <p>100 EA 25 EA</p> <p>LS</p> <p>LS LS</p> <p>LS</p>	<p><u>\$100,000</u>  <b>\$100,000</b></p> <p>\$10,000 \$5,000 \$60,000 <u>\$65,000</u>  <b>\$140,000</b></p> <p>\$5,982 \$2,647 \$23,404 \$31,567 \$3,823 \$1,605 <u>\$17,649</u>  <b>\$86,677</b></p> <p><u>\$20,000</u>  <b>\$20,000</b></p> <p>\$12,000 <u>\$8,000</u>  <b>\$20,000</b></p> <p><u>\$50,000</u>  <b>\$50,000</b></p> <p>\$23,323 <u>\$10,000</u>  <b>\$33,323</b></p> <p><u>\$0</u>  <b>\$0</b></p>
	Subtotal of Estimated Cost	\$365,000	Subtotal of Estimated Cost	\$450,000		

Work Statement for Year 1 FFY: 2005	Work Statement for Year <u>4</u> FFY: <u>2008</u>			Work Statement for Year <u>5</u> FFY: <u>2009</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>FL029P073001 &amp; 003, Springfield</b>			<b>FL029P073001 &amp; 003, Springfield</b>		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Pressure washing of roofing and siding	10%	\$10,000	Pressure washing of roofing and siding	10%	\$10,000
			\$10,000	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000
	<b>Subtotal</b>			<b>Subtotal</b>		\$15,000
	<u>Dwelling Structure</u>			<u>Dwelling Structure</u>		
	-Electrical Upgrade	20 units	\$20,000	-Electrical Upgrade	20 units	\$20,000
	Maintain the structure to improve safety/health issues and property values	20 units	\$80,000	Maintain the structure to improve safety/health issues and property values	20 units	\$60,000
	Cosmetic improvement to façade of units (phase 1)	20 units	\$40,000	Paint Exterior	195 units	\$200,000
	<b>Subtotal</b>		\$140,000	<b>subtotal</b>		\$280,000
	<b>Total FL029P073001 &amp; 003</b>		\$150,000	<b>Total FL029P073001 &amp; 003</b>		\$295,000
	<b>FL029P073002, Orange Avenue</b>			<b>FL029P073002, Orange Avenue</b>		
	<u>Site Improvements</u>			<u>Site Improvements</u>		
	Maintain the grounds to improve safety/health issues and property values	10%	\$5,000	Pressure washing of roofing and siding	10%	\$10,000
	Pressure washing of roofing and siding	10%	\$10,000	<b>Subtotal</b>		\$10,000
<b>Subtotal</b>		\$15,000	<u>Dwelling Structure</u>			
<u>Dwelling Structure</u>			-Electrical Upgrade	20 units	\$20,000	
Maintain the structure to improve safety/health issues and property values	20 units	\$80,000	Maintain the structure to improve safety/health issues and property values	20 units	\$80,000	
-Electrical Upgrade	20 units	\$20,000	<b>Subtotal</b>		\$100,000	
<b>Subtotal</b>		\$100,000	<b>Total FL029P073002</b>		\$110,000	
<b>Total FL029P073002</b>		\$115,000				
<b>FL029P073006, Pinewood Place</b>			<b>FL029P073006, Pinewood Place</b>			
<u>Site Improvements</u>			<u>Site Improvements</u>			
Maintain the grounds to improve safety/health issues and property values	10%	\$5,000	Pressure washing of roofing and siding	16%	\$4,000	
Pressure washing of roofing and siding	10%	\$10,000	<b>Subtotal</b>		\$4,000	
<b>Subtotal</b>		\$15,000	<u>Dwelling Structure</u>			
<u>Dwelling Structure</u>			Maintain the structure to improve safety/health issues and property values	20 units	\$60,000	
Maintain the structure to improve safety/health issues and property values	20 units	\$65,000	<b>Subtotal</b>		\$60,000	
<b>Subtotal</b>		\$65,000	<b>Total FL029P073006</b>		\$64,000	
<b>Total FL029P073006</b>		\$80,000				
Subtotal of Estimated Cost			\$345,000	Subtotal of Estimated Cost		
				\$469,000		

Work Statement for Year 1 FFY: 2005	Work Statement for Year <u>4</u> FFY: <u>2008</u>			Work Statement for Year <u>5</u> FFY: <u>2009</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b><u>FL029P073004, Ebony Gardens</u></b> <u>Dwelling Structure</u> -Revitalization of demolished units	15 units	<u>\$135,000</u>	<b><u>FL029P073004, Ebony Gardens</u></b> <u>Dwelling Structure</u> -Revitalization of demolished units	30 units	<u>\$0</u>
	<b>Subtotal</b>		<b>\$135,000</b>	<b>Subtotal</b>		<b>\$0</b>
	<b>Total FL029P073004</b>		<b>\$135,000</b>	<b>Total FL029P073004</b>		<b>\$0</b>
	<b><u>FL029P073015, Scattered Sites</u></b> <u>1450 Site Improvements</u> Maintain the grounds to improve safety/health issues and property values	8 DU	\$10,000	<b><u>FL029P073015, Scattered Sites</u></b> <u>1450 Site Improvements</u> Maintain the grounds to improve safety/health issues and property values	8 DU	\$10,000
	Pressure Washing of roofs and siding	10%	<u>\$10,000</u>	Pressure Washing of roofs and siding	10%	<u>\$10,000</u>
	<b>Subtotal</b>		<b>\$20,000</b>	<b>Subtotal</b>		<b>\$20,000</b>
	<u>1460 Dwelling Structure</u> Maintain the structure to improve safety/health issues and property values	8 DU	\$60,000	<u>1460 Dwelling Structure</u> Maintain the structure to improve safety/health issues and property values	8 DU	\$60,000
	<b>Subtotal</b>		<b>\$60,000</b>	<b>Subtotal</b>		<b>\$60,000</b>
	<b>Total FL029P073015</b>		<b>\$80,000</b>	<b>Total FL029P073015</b>		<b>\$80,000</b>
	<b><u>FL029P073016, Scattered Sites</u></b> <u>1450 Site Improvements</u> Maintain the grounds to improve safety/health issues and property values	8 DU	\$10,000	<b><u>FL029P073016, Scattered Sites</u></b> <u>1450 Site Improvements</u> Maintain the grounds to improve safety/health issues and property values	8 DU	\$10,000
	Pressure Washing of roofs and siding	10%	<u>\$10,000</u>	Pressure Washing of roofs and siding	10%	<u>\$10,000</u>
	<b>Subtotal</b>		<b>\$20,000</b>	<b>Subtotal</b>		<b>\$20,000</b>
	<u>1460 Dwelling Structure</u> Maintain the structure to improve safety/health issues and property values	8 DU	\$60,000	<u>1460 Dwelling Structure</u> Maintain the structure to improve safety/health issues and property values	8 DU	\$60,000
	<b>Subtotal</b>		<b>\$60,000</b>	<b>Subtotal</b>		<b>\$60,000</b>
	<b>Total FL029P073016</b>		<b>\$80,000</b>	<b>Total FL029P073016</b>		<b>\$80,000</b>
<b><u>FL029P073017, Hidden Pines</u></b> <u>1450 Site Improvements</u> Maintain the grounds to improve safety/health issues and property values	10%	<u>\$5,000</u>	<b><u>FL029P0730+E6217, Hidden Pines</u></b> <u>1450 Site Improvements</u> Maintain the grounds to improve safety/health issues and property values	10%	<u>\$5,000</u>	
<b>Subtotal</b>		<b>\$5,000</b>	<b>Subtotal</b>		<b>\$5,000</b>	
<b>Total FL029P073017</b>		<b>\$5,000</b>	<b>Total FL029P073017</b>		<b>\$5,000</b>	
<b>Subtotal of Estimated Cost</b>			<b>\$300,000</b>	<b>Subtotal of Estimated Cost</b>		
				<b>\$165,000</b>		



PHDEP 2001

ACCT#	DESCRIPTION	Original BUDGET	Revised BUDGET	ACTUAL	NET DIFFERENCE
9110	Off-Duty Police Officers				
9140	Voluntary Tenant Patrol	15,000.00	-	-	
9150	Physical Improvements	30,000.00	80,000.00	94,145.13	16,476.25 Tennis Syst 36,964.67 Covington F 4,546.40 BSN Sports 14,370.00 B & B Sport 8,368.55 Signature F 532.98 Signature Fu 1,414.44 Signature Fu 11,471.84 COMP USA
9160	Drug Prevention Games - \$20,000	112,488.00	12,100.00	13,426.57	-
					1,326.03 Jul-02 2,529.16 Aug-02 2,494.52 Sep-02 2,754.63 Oct-02 2,438.95 Jan-03 1,883.28 Dec-02
	Tuition Reim - \$5,000		-		
	Training - \$5,000		-		
	Youth Programs - \$47,488			49,916.30	
					246.75 10/04/02 257.33 10/18/02 510.10 (510.10) 262.61 11/01/02 1,229.66 11/15/02 1,177.76 11/29/02 1,148.59 12/13/02 1,238.48 12/27/02 (1,326.03) 07/01/02 (246.75) 10/04/02 (227.48) 10/18/02 (960.00) 11/15/02 (964.50) 11/29/02 (960.00) 12/13/02 (960.00) 12/27/02 95.18 01/10/03 289.05 01/24/03 597.80 benefits 384.23 02/07/03 815.63 02/21/03 345.91 2/03 benefits 921.09 03/07/03
	Teen Centers		31,091.00		
	payroll				
	furniture				
	activities				
	utilities				

		967.50	03/21/03
		438.26	3/03 benefits
		961.88	4/4/003
Youth Sports		900.00	04/18/03
Equipment	28,100.00	545.93	4/03 benefits
Shirts		1,030.78	05/05/03
Registration Fees	-	908.44	05/16/03
Van Usage		900.00	05/30/03
Drivers		348.55	5/03 benefits
Insurance	5,697.00	1,001.25	06/13/03
Up-Keep	500.00	1,245.94	06/27/03
		314.45	6/2003 Ben
		171.91	6/2003 Ben
		1,061.72	07/11/03
		1,161.56	07/25/03
		349.31	7/2003 Bene
		916.88	08/08/03
		1,199.25	08/22/03
		341.39	8/2003 Bene
		1,072.00	09/06/02
		54.15	9/2003 Bene
		988.00	09/19/03
		98.08	9/2003 Bene
		900.00	10/03/03
		753.75	10/17/03
		119.00	10/2003 Ben
		185.01	9/03 benefits
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		1,178.44	10/31/03
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		942.19	11/14/03
		916.88	11/28/03
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		925.31	12/12/03
		1,321.88	12/24/03
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		77.30	Staples
		87.61	Staples
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		2,000.00	Positive Ima
		599.00	Electronet
		2,000.00	Positive Ima
		470.00	Electronet
		60.00	John Bennet
		60.00	Nick Detsch

292.00 Positive Ima  
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 535.00 COT - light p  
 500.00 Positive Ima

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loccs:

1	10,215.67	11/5/2002
2	7,041.52	1/30/2003
3	34,155.23	4/3/2003
4	6,358.29	6/18/2003
5	2,561.64	7/8/2003
6	6,328.17	9/8/2003
7	20,682.61	12/3/2003
8	15,642.29	01/08/04

Total LOCCS

102,985.42



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**CAPITAL FUND PROGRAM TABLES**

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:					
Summary					
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant		Federal FY of Grant: 2001	
[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no: )					
[X] Performance and Evaluation Report for Period Ending:12/30/04 [ ] Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	45,000	95,000	95,000	95,000
4	1410 Administration	56,500	56,500	56,500	56,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	70,000	76,798	76,798	76,798
8	1440 Site Acquisition				
9	1450 Site Improvement	125,000	55,865	54,125	54,125
10	1460 Dwelling Structures	862,890	786,996	802,295	802,295
11	1465.1 Dwelling Equipment - Nonexpendable	48,750	48,750	48,750	48,750
12	1470 Nondwelling Structures	20,000	73,912	60,353	60,353
13	1475 Nondwelling Equipment	0	34,319	34,319	34,319
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2- 20)	1,228,140	1,228,140	1,228,140	1,228,140
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 Compliance	0	0	0	0
24	Amount of line 21 Related to Security - Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security - Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	378,000	508,295	538,679	538,679

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No:		FL29P073501-01		2001		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		0	0	0	0	
	<b>total 1406 - Operations</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Staff Training in Hud Regulations	1408		5,000	12,538	12,538	12,538	
	Maintenance Skills Training	1408		5,000	1,500	1,500	1,500	
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1408		0	45,000	45,000	45,000	
	Resident Job and Leadership Training	1408		35,000	35,962	35,962	35,962	
	<b>total 1408 - Management Improvements</b>			<b>45,000</b>	<b>95,000</b>	<b>95,000</b>	<b>95,000</b>	
	Executive Director	1410	5%	5,000	4,918	4,918	4,918	
	Executive Secretary	1410	5%	2,500	2,282	2,282	2,282	
	Maintenance Director	1410	25%	16,000	17,670	17,670	17,670	
	Capital Funds Coordinator	1410	100%	28,000	26,442	26,442	26,442	
	Finance Director	1410	5%	3,500	3,314	3,314	3,314	
	Bookkeeper	1410	5%	1,500	1,874	1,874	1,874	
	Benefits	1410		0	0	0	0	
	<b>total 1410 - Administration</b>			<b>56,500</b>	<b>56,500</b>	<b>56,500</b>	<b>56,500</b>	
	A & E Fees	1430		20,000	69,382	69,382	69,382	
	Hope VI Consultant	1430		50,000	7,416	7,416	7,416	
	<b>total 1430 - Fees &amp; Costs</b>			<b>70,000</b>	<b>76,798</b>	<b>76,798</b>	<b>76,798</b>	
	Ranges	1465		37,500	37,141	37,141	35,473	
	Refrigerators	1465		11,250	11,609	11,609	13,277	
	<b>total 1465 - Dwelling Equipment</b>			<b>48,750</b>	<b>48,750</b>	<b>48,750</b>	<b>48,750</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-01				2001		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Vehicle for CFP Oversight Person	1470		0	17,400	17,400	17,400	
	Vehicle for CFP Annual Inspection Specialist	1475		0	16,919	16,919	16,919	
	<b>total 1470 - Non-Dwelling Equipment</b>			<b>0</b>	<b>34,319</b>	<b>34,319</b>	<b>34,319</b>	
FL029P073-001 & 003 Springfield	General Landscaping	1450		10,000	25,000	24,364	24,364	
	Installation of Gutters	1450		0	5,000	7,560	7,560	
	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>30,000</b>	<b>31,924</b>	<b>31,924</b>	
	Rewire Apts including 100 amp service	1460		118,883	37,056	18,577	18,577	
	Installation of Heavy Duty Screens	1460		0	0	0	0	
	Replace front security screen doors	1460		25,000	0	0	0	
	Installation of mini-blinds for uniformity	1460		10,000	0	0	0	
	Replace front entrance door with metal insulated	1460		55,000	81,484	13,016	13,016	
	Upgrade Units to Building Code and Install Carpeting	1460	15	55,007	83,430	86,824	86,824	
	<b>total 1460 - Dwelling Structures</b>			<b>263,890</b>	<b>201,970</b>	<b>118,417</b>	<b>118,417</b>	
	Installation of laundry facilities	1470	1	20,000	0	0	0	
	<b>total 1470 - Non-Dwelling Equipment</b>			<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>293,890</b>	<b>231,970</b>	<b>150,341</b>	<b>150,341</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-002	General Landscaping	1450		10,000	10,893	12,608	12,608	
Orange Ave	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>10,893</b>	<b>12,608</b>	<b>12,608</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	15	64,000	54,899	54,899	54,899	
	Replace existing natural gas fired forced air furnace with new unit, new closet, ductwork, A/C coils/compressor, concrete pad, electric service upgrade (phase 3)	1460	75	100,000	194,195	281,113	281,113	
	Rewire 1, 2, 3, 4, and 5 BR apartments including 100 amp service	1460		160,000	45,000	45,000	45,000	
	Installation of mini-blinds for uniformity	1460		5,000	0	0	0	
	Replace front security screen doors	1460		25,000	0	0	0	
	Replace front entrance door with metal insulated	1460	400	55,000	170,344	170,344	170,344	
	<b>total 1460 - Dwelling Structures</b>			<b>409,000</b>	<b>464,438</b>	<b>551,356</b>	<b>551,356</b>	
	<b>TOTAL ORANGE AVE</b>			<b>419,000</b>	<b>475,331</b>	<b>563,964</b>	<b>563,964</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-01				2001		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-004	General Landscaping	1450		10,000	2,000	605	605	
Ebony Gardens	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>2,000</b>	<b>605</b>	<b>605</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	5	0	20,981	20,981	20,981	
	<b>total 1460 - Dwelling Structures</b>			<b>0</b>	<b>20,981</b>	<b>20,981</b>	<b>20,981</b>	
	<b>TOTAL EBONY GARDENS</b>			<b>10,000</b>	<b>22,981</b>	<b>21,586</b>	<b>21,586</b>	
FL029P073-006	General Landscaping	1450		10,000	10,672	8,688	8,688	
Pinewood Place	Installation of gutters	1450		0	2,000	0	0	
	Insatallation of security system at the community center	1450		25,000	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>35,000</b>	<b>12,672</b>	<b>8,688</b>	<b>8,688</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	7	0	6,983	6,983	6,983	
	Roofing Replacement/repair	1460		75,000	50,000	55,584	55,584	
	<b>total 1460 - Dwelling Structures</b>			<b>75,000</b>	<b>56,983</b>	<b>62,567</b>	<b>62,567</b>	
	Supplement to New Community Building	1470	1	0	73,912	60,353	60,353	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>0</b>	<b>73,912</b>	<b>60,353</b>	<b>60,353</b>	
	<b>TOTAL PINEWOOD PLACE</b>			<b>110,000</b>	<b>143,567</b>	<b>131,608</b>	<b>131,608</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0015	Resurface Drives	1450	3	10,000	0	0	0	
Scattered Site	Repair Septic Tank Drain Field	1450	3	10,000	0	0	0	
	Landscaping	1450		10,000	300	300	300	
	<b>total 1450 -Site Improvement</b>			<b>30,000</b>	<b>300</b>	<b>300</b>	<b>300</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	3	0	12,330	12,330	12,330	
	Repair Siding, repaint exteriors	1460	3	15,000	0	0	0	
	Install Vinyl siding over T-111	1460	3	20,000	10,002	10,002	10,002	
	Replace Roofing	1460	3	4,500	0	6,350	6,350	
	Energy Efficiency Measures	1460	3	2,000	0	0	0	
	Replace HVAC systems	1460	3	11,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>52,500</b>	<b>22,332</b>	<b>28,682</b>	<b>28,682</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>82,500</b>	<b>22,632</b>	<b>28,982</b>	<b>28,982</b>	
FL029P073-0016	Resurface Drives	1450	3	10,000	0	0	0	
Scattered Site	Repair Septic Tank Drain Field	1450	3	10,000	0	0	0	
	Landscaping	1450		10,000	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>30,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0016	Upgrade Units to Building Code and Install Carpeting	1460	3	0	7,120	7,120	7,120	
Scattered Site	Repair Siding, repaint exteriors	1460	3	15,000	0	0	0	
	Install Vinyl siding over T-111	1460	3	20,000	0	0	0	
	Replace Roofing	1460	3	4,500	0	0	0	
	Energy Efficiency Measures	1460	3	2,000	0	0	0	
	Replace HVAC systems	1460	3	11,000	0	0	0	
	<b>total 1460 - Dwelling Structures</b>			<b>52,500</b>	<b>7,120</b>	<b>7,120</b>	<b>7,120</b>	
	<b>TOTAL SCATTERED SITE 16</b>			<b>82,500</b>	<b>7,120</b>	<b>7,120</b>	<b>7,120</b>	
FL029P073-0017	Upgrade Units to Building Code and Install Carpeting	1460	1	0	900	900	900	
Hidden Pines	Replace Exterior Doors	1460	182	10,000	12,272	12,272	12,272	
	<b>total 1460 - Dwelling Structures</b>			<b>10,000</b>	<b>13,172</b>	<b>13,172</b>	<b>13,172</b>	
	<b>TOTAL HIDDEN PINE</b>			<b>10,000</b>	<b>13,172</b>	<b>13,172</b>	<b>13,172</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	total 1406 - Operations			-	-	-	-	
PHA Wide	total 1408 - Management Improvements			45,000	95,000	95,000	95,000	
PHA Wide	total 1410 - Administration			56,500	56,500	56,500	56,500	
PHA Wide	total 1430 - Fees & Costs			70,000	76,798	76,798	76,798	
PHA Wide	total 1465 - Dwelling Equipment			48,750	48,750	48,750	48,750	
PHA Wide	total 1470 - Non-Dwelling Equipment			-	34,319	34,319	34,319	
FL029P073-001 & 003	TOTAL SPRINGFIELD			293,890	231,970	150,341	150,341	
FL029P073-002	TOTAL ORANGE AVE			419,000	475,331	563,964	563,964	
FL029P073-004	TOTAL EBONY GARDENS			10,000	22,981	21,586	21,586	
FL029P073-006	TOTAL PINWOOD PLACE			110,000	143,567	131,608	131,608	
FL029P073-015	TOTAL SCATTERED SITE 15			82,500	22,632	28,982	28,982	
FL029P073-016	TOTAL SCATTERED SITE 16			82,500	7,120	7,120	7,120	
FL029P073-017	TOTAL HIDDEN PINE			10,000	13,172	13,172	13,172	
	<b>TOTAL CFP501-2001</b>			<b>1,228,140</b>	<b>1,228,140</b>	<b>1,228,140</b>	<b>1,228,140</b>	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name:		Grant Type and Number				Federal FY of Grant:	
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-01 Replacement Housing Factor Grant No:				2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1408 - Man. Improvements	06/30/03		9/30/2002	06/30/05		09/30/04	
1410 - Administration	06/30/03		9/30/2002	06/30/05		03/31/03	
1430 - Fees & Costs	06/30/03		9/30/2002	06/30/05		3/31/2004	
1465 - Dwelling Equipmen	06/30/03		9/30/2002	06/30/05		12/31/2004	
FL029P073-001 & 003	06/30/03		9/30/2002	06/30/05		9/30/2004	
FL029P073-002	06/30/03		9/30/2002	06/30/05		9/30/2004	
FL029P073-004	06/30/03		9/30/2002	06/30/05		9/30/2004	
FL029P073-006	06/30/03		9/30/2002	06/30/05		9/30/2004	
FL029P073-015	06/30/03		9/30/2002	06/30/05		9/30/2004	
FL029P073-016	06/30/03		9/30/2002	06/30/05		3/31/2004	
FL029P073-017	06/30/03		9/30/2002	06/30/05		9/30/2004	

**CAPITAL FUND PROGRAM TABLES**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement gousing Factor (CFP/CFGRgF) Part I: Summary						
<b>PgA Name:</b> Tallagassee gousing Autgorty		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-02 Replacement gousing Factor Gra			<b>Federal FY of Grant:</b> 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve For Disasters/Emergencies <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 2 )</b> <input type="checkbox"/> Performance and Evaluation Report For Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	110,922	110,922	110,922	110,922	
3	1408 Management Improvements	93,291	93,291	93,291	93,291	
4	1410 Administration	58,046	58,046	58,046	58,046	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	50,000	50,000	46,814	46,814	
8	1440 Site Acquisition					
9	1450 Site Improvement	77,950	77,773	77,773	64,312	
10	1460 Dwelling Structures	587,388	598,330	598,330	484,616	
11	1465.1 Dwelling Equipment - Nonexpendable	35,250	35,250	35,250	23,485	
12	1470 Nondwelling Structures	130,575	119,810	119,810	119,810	
13	1475 Nondwelling Equipment	17,500	17,500	17,500	17,499	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	1,160,922	1,160,922	1,157,736	1,018,795	
22	Amount of line 21 Related to LBP Activities	0	0	0	0	
23	Amount of line 21 Related to Section 504 Compliance	0	0	0	0	
24	Amount of line 21 Related to Security - Soft Costs	0	0	0	0	
25	Amount of line 21 Related to Security - gard Costs	0	0	0	0	
26	Amount of line 21 Related to Energy Conservation Measures	389,390	330,483	330,483	330,483	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No:		FL29P073501-02		2002		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		110,922	110,922	110,922	110,922	
	<b>total 1406 - Operations</b>			<b>110,922</b>	<b>110,922</b>	<b>110,922</b>	<b>110,922</b>	
	Staff Training in Hud Regulations	1408		7,781	7,781	7,781	7,781	
	Maintenance Skills Training	1408		5,510	5,510	5,510	5,510	
	Resident Job and Leadership Training	1408		80,000	80,000	80,000	80,000	
	<b>total 1408 - Management Improvements</b>			<b>93,291</b>	<b>93,291</b>	<b>93,291</b>	<b>93,291</b>	
	Executive Director	1410	5%	4,728	3,542	3,542	3,542	
	Executive Secretary	1410	5%	2,157	1,626	1,626	1,626	
	Maintenance Director	1410	25%	13,433	12,270	12,270	12,270	
	Capital Funds Coordinator	1410	100%	25,772	20,243	20,243	20,243	
	Finance Director	1410	5%	3,137	2,336	2,336	2,336	
	Bookkeeper	1410	5%	1,298	1,980	1,980	1,980	
	Benefits	1410		7,521	16,049	16,049	16,049	
	<b>total 1410 - Administration</b>			<b>58,046</b>	<b>58,046</b>	<b>58,046</b>	<b>58,046</b>	
	A & E Fees	1430		20,000	16,814	16,814	16,814	
	Hope VI Consultant	1430		30,000	33,186	30,000	30,000	
	<b>total 1430 - Fees &amp; Costs</b>			<b>50,000</b>	<b>50,000</b>	<b>46,814</b>	<b>46,814</b>	
	Ranges	1465		24,000	24,000	24,000	11,646	
	Refrigerators	1465		11,250	11,250	11,250	11,839	
	<b>total 1465 - Dwelling Equipment</b>			<b>35,250</b>	<b>35,250</b>	<b>35,250</b>	<b>23,485</b>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-02 Replacement Housing Factor Grant No:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Upgrade & Enlarge HA Office Building (phase I)	1470		70,575	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>70,575</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Upgrade Computer Equipment	1475	15	17,500	17,500	17,500	17,499	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>17,500</b>	<b>17,500</b>	<b>17,500</b>	<b>17,499</b>	
FL029P073-001 & 003	General Landscaping	1450		10,000	5,309	5,309	5,309	
Springfield	Upgrade Streets and Parking Areas	1450		5,000	0	0	0	
	Paint Exterior of Buildings	1450		5,000	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>20,000</b>	<b>5,309</b>	<b>5,309</b>	<b>5,309</b>	
	Replace Roofs	1460		24,290	24,290	24,290	24,290	
	Replace Exterior Doors	1460	390	88,004	104,202	104,202	104,202	
	Rewire 1, 2, and 3-BR apartments including 100 amp service	1460		0	58,148	58,148	17,752	
	Upgrade Units to Building Code and Install Carpeting	1460	15	65,000	65,375	65,375	65,375	
	<b>total 1460 - Dwelling Structures</b>			<b>177,294</b>	<b>252,015</b>	<b>252,015</b>	<b>211,619</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>197,294</b>	<b>257,324</b>	<b>257,324</b>	<b>216,928</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No:		FL29P073501-02		2002		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-002	General Landscaping	1450		10,000	24,959	24,959	23,344	
Orange Ave	Install Pole Mounted Lighting	1450		0	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>10,000</b>	<b>24,959</b>	<b>24,959</b>	<b>23,344</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	15	90,000	90,000	90,000	90,000	
	<b>total 1460 - Dwelling Structures</b>			<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	
	Community Center Revitalization	1470		60,000	119,810	119,810	119,810	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>60,000</b>	<b>119,810</b>	<b>119,810</b>	<b>119,810</b>	
	<b>TOTAL ORANGE AVE</b>			<b>160,000</b>	<b>234,769</b>	<b>234,769</b>	<b>233,154</b>	
FL029P073-004	General Landscaping	1450		0	0	0	0	
Ebony Gardens	<b>total 1450 -Site Improvement</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Repair/Replace gas appliances and hook-ups	1460	60	117,352	110,911	110,911	110,911	
	Upgrade Units to Building Code and Install Carpeting	1460	5	3,498	3,498	3,498	3,498	
	<b>total 1460 - Dwelling Structures</b>			<b>120,850</b>	<b>114,409</b>	<b>114,409</b>	<b>114,409</b>	
	<b>TOTAL EBONY GARDENS</b>			<b>120,850</b>	<b>114,409</b>	<b>114,409</b>	<b>114,409</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No: FL29P073501-02				2002		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	General Landscaping	1450		6,750	11,512	11,512	11,512	
Pinewood Place	<b>total 1450 -Site Improvement</b>			<b>6,750</b>	<b>11,512</b>	<b>11,512</b>	<b>11,512</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	7	30,000	30,584	30,584	30,584	
	Replace Exterior Doors	1460		84,744	75,588	75,588	2,270	
	<b>total 1460 - Dwelling Structures</b>			<b>114,744</b>	<b>106,172</b>	<b>106,172</b>	<b>32,854</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>121,494</b>	<b>117,684</b>	<b>117,684</b>	<b>44,366</b>	
FL029P073-0015	Resurface Drives	1450	3	10,000	5,234	5,234	0	
Scattered Site	Repair Septic Tank Drain Field	1450	3	2,500	2,000	2,000	200	
	Landscaping	1450		7,500	7,094	7,094	5,368	
	<b>total 1450 -Site Improvement</b>			<b>20,000</b>	<b>14,328</b>	<b>14,328</b>	<b>5,568</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	3	3,500	5,050	5,050	5,050	
	Repair Siding, repaint exteriors	1460	3	10,000	5,261	5,261	5,261	
	Install Vinyl siding over T-111	1460	3	15,000	0	0	0	
	Replace Roofing	1460	3	4,500	3,725	3,725	3,725	
	Energy Efficiency Measures	1460	3	2,000	0	0	0	
	Replace HVAC systems	1460	3	6,000	1,214	1,214	1,214	
	<b>total 1460 - Dwelling Structures</b>			<b>41,000</b>	<b>15,250</b>	<b>15,250</b>	<b>15,250</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>61,000</b>	<b>29,578</b>	<b>29,578</b>	<b>20,818</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0016	Resurface Drives	1450	3	10,000	13,351	13,351	13,351	
Scattered Site	Repair Septic Tank Drain Field	1450	3	10,000	1,906	1,906	0	
	Landscaping	1450		1,200	5,208	5,208	4,028	
	<b>total 1450 -Site Improvement</b>			<b>21,200</b>	<b>20,465</b>	<b>20,465</b>	<b>17,379</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	3	3,500	14,092	14,092	14,092	
	Repair Siding, repaint exteriors	1460	3	10,000	0	0	0	
	Install Vinyl siding over T-111	1460	3	15,000	4,547	4,547	4,547	
	Replace Roofing	1460	3	4,500	0	0	0	
	Energy Efficiency Measures	1460	3	2,000	678	678	678	
	Replace HVAC systems	1460	3	6,000	67	67	67	
	<b>total 1460 - Dwelling Structures</b>			<b>41,000</b>	<b>19,384</b>	<b>19,384</b>	<b>19,384</b>	
	<b>TOTAL SCATTERED SITE 16</b>			<b>62,200</b>	<b>39,849</b>	<b>39,849</b>	<b>36,763</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Tallahassee Housing Authority		Capital Fund Program Grant No:		FL29P073501-02		2002		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0017	General Landscaping	1450		0	1,200	1,200	1,200	
Hidden Pines	total 1450 -Site Improvement			0	1,200	1,200	1,200	
	Upgrade Units to Building Code and Install Carpeting	1460	1	2,500	1,100	1,100	1,100	
	Replace Exterior Doors	1460		0	0	0	0	
	total 1460 - Dwelling Structures			2,500	1,100	1,100	1,100	
	<b>TOTAL HIDDEN PINE</b>			<b>2,500</b>	<b>2,300</b>	<b>2,300</b>	<b>2,300</b>	
PHA Wide	total 1406 - Operations			110,922	110,922	110,922	110,922	
PHA Wide	total 1408 - Management Improvements			93,291	93,291	93,291	93,291	
PHA Wide	total 1410 - Administration			58,046	58,046	58,046	58,046	
PHA Wide	total 1430 - Fees & Costs			50,000	50,000	46,814	46,814	
PHA Wide	total 1465 - Dwelling Equipment			35,250	35,250	35,250	23,485	
PHA Wide	total 1470 - Non-Dwelling Structures			70,575	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			17,500	17,500	17,500	17,499	
FL029P073-001 & 003	TOTAL SPRINGFIELD			197,294	257,324	257,324	216,928	
FL029P073-002	TOTAL ORANGE AVE			160,000	234,769	234,769	233,154	
FL029P073-004	TOTAL EBONY GARDENS			120,850	114,409	114,409	114,409	
FL029P073-006	TOTAL PINWOOD PLACE			121,494	117,684	117,684	44,366	
FL029P073-015	TOTAL SCATTERED SITE 15			61,000	29,578	29,578	20,818	
FL029P073-016	TOTAL SCATTERED SITE 16			62,200	39,849	39,849	36,763	
FL029P073-017	TOTAL HIDDEN PINES			2,500	2,300	2,300	2,300	
	<b>TOTAL CFP501-2002</b>			<b>1,160,922</b>	<b>1,160,922</b>	<b>1,157,736</b>	<b>1,018,795</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-02 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1406 - Operations	06/14/04		06/30/03	06/13/06		06/30/03	
1408 - Man. Improvements	06/14/04		03/31/02	06/13/06		03/31/03	
1410 - Administration	06/14/04		06/30/03	06/13/06		12/31/03	
1430 - Fees & Costs	06/14/04		06/30/03	06/13/06		12/31/03	
1465 - Dwelling Equipment	06/14/04		06/30/03	06/13/06			
1470 - Non-Dwell Struct	06/14/04		06/30/03	06/13/06		09/30/04	
1475 - Non-Dwell Equip	06/14/04		06/30/03	06/13/06		12/31/04	
FL029P073-001 & 003	06/14/04		06/30/03	06/13/06			
FL029P073-002	06/14/04		06/30/03	06/13/06		06/30/05	
FL029P073-004	06/14/04		06/30/03	06/13/06		12/31/04	
FL029P073-006	06/14/04		06/30/03	06/13/06		12/31/04	
FL029P073-015	06/14/04			06/13/06		12/31/04	
FL029P073-016	06/14/04			06/13/06		12/31/04	
FL029P073-017	06/14/04			06/13/06		12/31/04	

## CAPITAL FUND PROGRAM TABLES

### Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

<b>PHA Name:</b> Tallahassee Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no: 1 )

[x] Performance and Evaluation Report for Period Ending: 12/31/04 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	90,100	90,100	90,100	90,100
3	1408 Management Improvements	67,000	67,000	42,969	46,586
4	1410 Administration	57,500	57,500	57,500	57,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	130,000	53,965	4,573	4,573
8	1440 Site Acquisition				
9	1450 Site Improvement	0	10,000	548	0
10	1460 Dwelling Structures	386,291	371,437	305,637	306,135
11	1465.1 Dwelling Equipment - Nonexpendable	35,250	20,000	0	0
12	1470 Nondwelling Structures	106,906	172,558	104,802	106,906
13	1475 Nondwelling Equipment	28,269	58,756	33,756	28,657
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2- 20)	901,316	901,316	639,885	640,457
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 Compliance	0			
24	Amount of line 21 Related to Security - Soft Costs	0			
25	Amount of line 21 Related to Security - Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		90,100	90,100	90,100	90,100	
	<b>total 1406 - Operations</b>			<b>90,100</b>	<b>90,100</b>	<b>90,100</b>	<b>90,100</b>	
	Staff Training in Hud Regulations	1408		7,500	7,500	6,446	6,904	
	Maintenance Skills Training	1408		7,500	7,500	5,523	5,523	
	Resident Job and Leadership Training	1408		52,000	52,000	31,000	34,159	
	<b>total 1408 - Management Improvements</b>			<b>67,000</b>	<b>67,000</b>	<b>42,969</b>	<b>46,586</b>	
	Executive Director	1410	5%	3,979	3,979	3,979	3,979	
	Executive Secretary	1410	5%	1,850	1,850	1,850	1,850	
	Maintenance Director	1410	35%	14,154	14,154	14,154	14,154	
	Capital Funds Coordinator	1410	100%	22,015	22,015	22,015	22,015	
	Finance Director	1410	5%	2,659	2,659	2,659	2,659	
	Bookkeeper	1410	5%	2,253	2,253	2,253	2,253	
	Benefits	1410		10,590	10,590	10,590	10,590	
	<b>total 1410 - Administration</b>			<b>57,500</b>	<b>57,500</b>	<b>57,500</b>	<b>57,500</b>	
	A & E Fees	1430		20,000	0	0	0	
	Hope VI Consultant	1430		110,000	53,965	4,573	4,573	
	<b>total 1430 - Fees &amp; Costs</b>			<b>130,000</b>	<b>53,965</b>	<b>4,573</b>	<b>4,573</b>	
	Ranges	1465		24,000	12,000	0	0	
	Refrigerators	1465		11,250	8,000	0	0	
	<b>total 1465 - Dwelling Equipment</b>			<b>35,250</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	
	Upgrade & Enlarge HA Office Building (phase I)	1470		0	26,123	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>0</b>	<b>26,123</b>	<b>0</b>	<b>0</b>	
	Upgrade Computer Equipment	1475	15	9,976	13,756	13,756	9,976	
	Force Acct (carpenter) vehicle	1475		0	25,000	0	0	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>9,976</b>	<b>38,756</b>	<b>13,756</b>	<b>9,976</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-001 & 003 Springfield	Paint exterior of buildings	1450		0	0	0	0	
	<b>total 1450 -Site Improvement</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Raise air conditioners off ground	1460	195	0	0	0	0	
	Roofing Repair	1460		50,000	49,067	19,880	19,880	
	Replace mechanical room doors w/metal insulated	1460	195	0	0	0	0	
	Install rangehoods	1460	195	0	0	0	0	
	Renovate Day Care Center to current code	1460	1	0	0	0	0	
	Upgrade Units to Building Code and Install Carpeting	1460	15	118,095	118,095	118,095	118,095	
	<b>total 1460 - Dwelling Structures</b>			<b>168,095</b>	<b>167,162</b>	<b>137,975</b>	<b>137,975</b>	
	Build Springfield Community Center	1470	1	0	33,850	284	0	
	Renovate Day Care Center	1470	2	0	12,000	1,568	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>0</b>	<b>45,850</b>	<b>1,852</b>	<b>0</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>168,095</b>	<b>213,012</b>	<b>139,827</b>	<b>137,975</b>	
FL029P073-002 Orange Ave.	Install additional security lighting	1450		0	10,000	548	0	
	<b>total 1450 -Site Improvement</b>			<b>0</b>	<b>10,000</b>	<b>548</b>	<b>0</b>	
	Repair Roofing	1460		65,688	66,621	45,653	45,653	
	Upgrade Units to Building Code and Install Carpeting	1460	15	76,865	76,865	76,865	76,718	
	<b>total 1460 - Dwelling Structures</b>			<b>142,553</b>	<b>143,486</b>	<b>122,518</b>	<b>122,371</b>	
	Community Center Revitalization	1470		106,906	100,585	102,950	106,906	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>106,906</b>	<b>100,585</b>	<b>102,950</b>	<b>106,906</b>	

	Furnish Community Center	1475		18,293	20,000	20,000	18,681
	<b>Total 1475 - Non-Dwelling Equipment</b>			<b>18,293</b>	<b>20,000</b>	<b>20,000</b>	<b>18,681</b>
	<i>TOTAL ORANGE AVE</i>			<i>267,752</i>	<i>274,071</i>	<i>246,016</i>	<i>247,958</i>

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-004	Repair/Replace gas appliances and hook-ups	1460	60	0	0	0	0	
Ebony Gardens	Upgrade Units to Building Code and Install Carpeting	1460	5	1,085	1,085	1,085	1,085	
	<b>total 1460 - Dwelling Structures</b>			<b>1,085</b>	<b>1,085</b>	<b>1,085</b>	<b>1,085</b>	
	Demolition of Ebony Gardens	1485		0	0	0	0	
	<b>total 1485 - Demolition</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL EBONY GARDENS</b>			<b>1,085</b>	<b>1,085</b>	<b>1,085</b>	<b>1,085</b>	
FL029P073-006	Replace mechanical room doors w/metal insulated	1460	96	0	0	0	0	
Pinewood Place	Roof Repair	1460	20	30,000	15,000	0	0	
	Upgrade Units to Building Code and Install Carpeting	1460	7	18,679	18,825	18,825	18,825	
	<b>total 1460 - Dwelling Structures</b>			<b>48,679</b>	<b>33,825</b>	<b>18,825</b>	<b>18,825</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>48,679</b>	<b>33,825</b>	<b>18,825</b>	<b>18,825</b>	
FL029P073-0015	Upgrade Units to Building Code and Install Carpeting	1460	2	12,830	12,830	12,185	12,830	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>12,830</b>	<b>12,830</b>	<b>12,185</b>	<b>12,830</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>12,830</b>	<b>12,830</b>	<b>12,185</b>	<b>12,830</b>	
FL029P073-0016	Upgrade Units to Building Code and Install Carpeting	1460	2	12,441	12,441	12,441	12,441	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>12,441</b>	<b>12,441</b>	<b>12,441</b>	<b>12,441</b>	
	<b>TOTAL SCATTERED SITE 16</b>			<b>12,441</b>	<b>12,441</b>	<b>12,441</b>	<b>12,441</b>	

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-0017	Upgrade Units to Building Code and Install Carpeting	1460	1	608	608	608	608	
Hidden Pines	<b>total 1460 - Dwelling Structures</b>			<b>608</b>	<b>608</b>	<b>608</b>	<b>608</b>	
	<b>TOTAL HIDDEN PINES</b>			<b>608</b>	<b>608</b>	<b>608</b>	<b>608</b>	
PHA Wide	total 1406 - Operations			90,100	90,100	90,100	90,100	
PHA Wide	total 1408 - Management Improvements			67,000	67,000	42,969	46,586	
PHA Wide	total 1410 - Administration			57,500	57,500	57,500	57,500	
PHA Wide	total 1430 - Fees & Costs			130,000	53,965	4,573	4,573	
PHA Wide	total 1465 - Dwelling Equipment			35,250	20,000	-	-	
PHA Wide	total 1470 - Non-Dwelling Structures			-	26,123	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			9,976	38,756	13,756	9,976	
PHA Wide	total 1485 - Demolition			-	-	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			168,095	213,012	139,827	137,975	
FL029P073-002	TOTAL ORANGE AVE			267,752	274,071	246,016	247,958	
FL029P073-004	TOTAL EBONY GARDENS			1,085	1,085	1,085	1,085	
FL029P073-006	TOTAL PINWOOD PLACE			48,679	33,825	18,825	18,825	
FL029P073-015	TOTAL SCATTERED SITE 15			12,830	12,830	12,185	12,830	
FL029P073-016	TOTAL SCATTERED SITE 16			12,441	12,441	12,441	12,441	
FL029P073-017	TOTAL HIDDEN PINES			608	608	608	608	
	<b>TOTAL CFP501-2003</b>			<b>901,316</b>	<b>901,316</b>	<b>639,885</b>	<b>640,457</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-03 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1406 - Operations	09/16/05		12/31/03	09/16/07		12/31/03	
1408 - Man. Improvements	09/16/05		12/31/04	09/16/07			
1410 - Administration	09/16/05		09/30/04	09/16/07		09/30/04	
1430 - Fees & Costs	09/16/05			09/16/07			
1465 - Dwelling Equipment	09/16/05			09/16/07			
1470 - Non-Dwell Struct	09/16/05			09/16/07			
1475 - Non-Dwell Equip	09/16/05			09/16/07			
FL029P073-001 & 003	09/16/05			09/16/07			
FL029P073-002	09/16/05			09/16/07			
FL029P073-004	09/16/05			09/16/07			
FL029P073-006	09/16/05			09/16/07			
FL029P073-015	09/16/05			09/16/07			
FL029P073-016	09/16/05			09/16/07			
FL029P073-017	09/16/05			09/16/07			

## CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:						
Summary						
PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073502-03 Replacement Housing Factor Gran			Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	19,036	19,036	19,036	19,036	
3	1408 Management Improvements	46,510	58,715	21,416	21,416	
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures	77,820	65,615	0	0	
13	1475 Nondwelling Equipment	47,000	47,000	25,142	25,142	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	190,366	190,366	65,594	65,594	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security - Soft Costs	46,536				
25	Amount of line 21 Related to Security - Hard Costs	143,830				
26	Amount of line 21 Related to Energy Conservation Measures					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>FL29P073502-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		19,036	19,036	19,036	19,036	
	<b>total 1406 - Operations</b>			<b>19,036</b>	<b>19,036</b>	<b>19,036</b>	<b>19,036</b>	
	Highly skilled/trained labor for Annual Inspection work due to low PHAS score on Annual Inspections	1408		40,000	50,000	14,906	14,906	
	Update Housing Authority Web Site to create a more user friendly atmosphere	1408		6,510	8,715	6,510	6,510	
	<b>total 1408 - Management Improvements</b>			<b>46,510</b>	<b>58,715</b>	<b>21,416</b>	<b>21,416</b>	
	Upgrade & Enlarge HA Office Building	1470		54,000	48,755	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>54,000</b>	<b>48,755</b>	<b>0</b>	<b>0</b>	
	Purchase a tractor/bush hog to assist in the erosion control at Springfield Complex	1475		25,142	25,142	25,142	25,142	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>25,142</b>	<b>25,142</b>	<b>25,142</b>	<b>25,142</b>	
FL029P073-001/003	Build a community center at Springfield Complex	1470		13,820	13,820	0	0	
Springfield Complex	<b>total 1470 - Non-Dwelling Structures</b>			<b>13,820</b>	<b>13,820</b>	<b>0</b>	<b>0</b>	
	Furnish Springfield Community Center	1475	15	21,858	21,858	0	0	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>21,858</b>	<b>21,858</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SPRINGFIELD COMPLEX</b>			<b>35,678</b>	<b>35,678</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-006	Build a storage facility for the Pinewood Community Center to assist in better management of space.	1470		10,000	3,040	0	0	
Pinewood Place	<i>total 1470 - Non-Dwelling Structures</i>			<i>10,000</i>	<i>3,040</i>	<i>0</i>	<i>0</i>	
	Install a playground for the younger children on the Pinewood Place Complex	1475	15	0	0	0	0	
	<i>total 1475 - Non-Dwelling Equipment</i>			<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	
	<b>TOTAL PINEWOOD PLACE</b>			<b>10,000</b>	<b>3,040</b>	<b>0</b>	<b>0</b>	
PHA Wide	total 1406 - Operations			19,036	19,036	19,036	19,036	
PHA Wide	total 1408 - Management Improvements			46,510	58,715	21,416	21,416	
PHA Wide	total 1470 - Non-Dwelling Structures			54,000	48,755	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			25,142	25,142	25,142	25,142	
FL029P073-001/003	TOTAL SPRINGFIELD			35,678	35,678	-	-	
FL029P073-006	TOTAL PINEWOOD PLACE			10,000	3,040	-	-	
	<b>TOTAL CFP502-03</b>			<b>190,366</b>	<b>190,366</b>	<b>65,594</b>	<b>65,594</b>	



## CAPITAL FUND PROGRAM TABLES

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:</b> <b>Summary</b>						
<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Gran			<b>Federal FY of Grant:</b> 2004	
<input type="checkbox"/> Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/04 [ ] Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Annual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	105,470	105,470	105,470	105,470	
3	1408 Management Improvements	110,000	110,000	90,000	0	
4	1410 Administration	72,390	72,390	72,390	14,450	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	20,000	20,000	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	40,000	38,760	0	0	
10	1460 Dwelling Structures	317,500	380,110	75,000	71,714	
11	1465.1 Dwelling Equipment - Nonexpendable	35,000	20,000	0	0	
12	1470 Nondwelling Structures	344,344	285,974	0	0	
13	1475 Nondwelling Equipment	10,000	22,000	0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization of Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2- 20)	1,054,704	1,054,704	342,860	191,634	
22	Amount of line 21 Related to LBP Activities	0				
23	Amount of line 21 Related to Section 504 Compliance	0				
24	Amount of line 21 Related to Security - Soft Costs	0				
25	Amount of line 21 Related to Security - Hard Costs	0				
26	Amount of line 21 Related to Energy Conservation Measures	0				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Subsidy	1406		105,470	105,470	105,470	105,470	
	<b>total 1406 - Operations</b>			<b>105,470</b>	<b>105,470</b>	<b>105,470</b>	<b>105,470</b>	
	Staff Training in Hud Regulations	1408		10,000	10,000	0	0	
	Maintenance Skills Training	1408		10,000	10,000	0	0	
	Resident Job Initiatives and Leadership Training	1408		90,000	50,000	50,000	0	
	Resident Initiatives - Drug Intervention/Prevention	1408		0	40,000	40,000	0	
	<b>total 1408 - Management Improvements</b>			<b>110,000</b>	<b>110,000</b>	<b>90,000</b>	<b>0</b>	
	Executive Director	1410	5%	8,318	8,318	8,318	983	
	Executive Secretary	1410	5%	2,352	2,352	2,352	450	
	Maintenance Director	1410	25%	15,940	15,940	15,940	4,007	
	Capital Funds Coordinator	1410	100%	28,047	26,000	28,047	5,424	
	Finance Director	1410	5%	3,399	3,399	3,399	633	
	Bookkeeper	1410	5%	1,402	2,600	1,402	549	
	Benefits	1410		12,932	13,781	12,932	2,404	
	<b>total 1410 - Administration</b>			<b>72,390</b>	<b>72,390</b>	<b>72,390</b>	<b>14,450</b>	
	A & E Fees	1430		20,000	20,000	0	0	
	<b>total 1430 - Fees &amp; Costs</b>			<b>20,000</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	
	Ranges	1465		24,000	12,000	0	0	
	Refrigerators	1465		11,000	8,000	0	0	
	<b>total 1465 - Dwelling Equipment</b>			<b>35,000</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	
PHA Wide	Upgrade & Enlarge HA Office Building (phase I)	1470		0	0	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>FL29P073501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Upgrade Computer Equipment	1475	15	10,000	10,000	0	0	
	Truck for second Electrician (Force Account)	1475		0	12,000	0	0	
	<b>total 1475 - Non-Dwelling Equipment</b>			<b>10,000</b>	<b>22,000</b>	<b>0</b>	<b>0</b>	
FL029P073-001 & 003	Paint exterior of buildings	1450		20,000	0	0	0	
Springfield	Erosion Control/General Landscaping	1450		10,000	11,904	0	0	
	<b>total 1450 -Site Improvement</b>			<b>30,000</b>	<b>11,904</b>	<b>0</b>	<b>0</b>	
	Roof Repair	1460	195	25,000	15,000	0	0	
	Upgrade Units to Building Code and Install Carpeting	1460	15	65,000	75,000	14,741	14,741	
	<b>total 1460 - Dwelling Structures</b>			<b>90,000</b>	<b>90,000</b>	<b>14,741</b>	<b>14,741</b>	
	Community Center	1470		344,344	285,974	0	0	
	<b>total 1470 - Non-Dwelling Structures</b>			<b>344,344</b>	<b>285,974</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL SPRINGFIELD</b>			<b>464,344</b>	<b>387,878</b>	<b>14,741</b>	<b>14,741</b>	
FL029P073-002	General Landscaping	1450		10,000	26,856	-	-	
Orange Ave.	<b>total 1450 - Site Improvement</b>			<b>10,000</b>	<b>26,856</b>	<b>-</b>	<b>-</b>	
	Upgrade Units to Building Code and Install Carpeting	1460	15	65,000	65,000	15,367	15,367	
	Completion of A/C -Furnace	1460		25,000	56,664	36,997	36,997	
	Roof Repair	1460		25,000	15,000	3,286	0	
	<b>total 1460 - Dwelling Structures</b>			<b>115,000</b>	<b>136,664</b>	<b>55,650</b>	<b>52,364</b>	
	<b>TOTAL ORANGE AVE</b>			<b>125,000</b>	<b>163,520</b>	<b>55,650</b>	<b>52,364</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>FL29P073501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL029P073-004	Revitalization after Hope VI	1460		0	0	0	0	
Ebony Gardens	<b>total 1460 - Dwelling Structures</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>TOTAL EBONY GARDENS</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
FL029P073-006	Repair Roofs	1460	96	25,000	15,000	0	0	
Pinewood Place	Upgrade Units to Building Code and Install Carpeting	1460	7	25,000	25,446	1,901	1,901	
	<b>total 1460 - Dwelling Structures</b>			<b>50,000</b>	<b>40,446</b>	<b>1,901</b>	<b>1,901</b>	
	<b>TOTAL PINWOOD PLACE</b>			<b>50,000</b>	<b>40,446</b>	<b>1,901</b>	<b>1,901</b>	
FL029P073-0015	Structural Repairs	1460	2	30,000	35,000	1,477	1,477	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>30,000</b>	<b>35,000</b>	<b>1,477</b>	<b>1,477</b>	
	<b>TOTAL SCATTERED SITE 15</b>			<b>30,000</b>	<b>35,000</b>	<b>1,477</b>	<b>1,477</b>	
FL029P073-0016	Structural Repairs	1460	2	30,000	75,000	550	550	
Scattered Site	<b>total 1460 - Dwelling Structures</b>			<b>30,000</b>	<b>75,000</b>	<b>550</b>	<b>550</b>	
	<b>TOTAL SCATTERED SITE 16</b>			<b>30,000</b>	<b>75,000</b>	<b>550</b>	<b>550</b>	
FL029P073-0017	Upgrade Units to Building Code and Install Carpeting	1460	1	2,500	3,000	681	681	
Hidden Pines	<b>total 1460 - Dwelling Structures</b>			<b>2,500</b>	<b>3,000</b>	<b>681</b>	<b>681</b>	
	<b>TOTAL HIDDEN PINES</b>			<b>2,500</b>	<b>3,000</b>	<b>681</b>	<b>681</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tallahassee Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>FL29P073501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	total 1406 - Operations			105,470	105,470	105,470	105,470	
PHA Wide	total 1408 - Management Improvements			110,000	110,000	90,000	-	
PHA Wide	total 1410 - Administration			72,390	72,390	72,390	14,450	
PHA Wide	total 1430 - Fees & Costs			20,000	20,000	-	-	
PHA Wide	total 1465 - Dwelling Equipment			35,000	20,000	-	-	
PHA Wide	total 1470 - Non-Dwelling Structures			-	-	-	-	
PHA Wide	total 1475 - Non-Dwelling Equipment			10,000	22,000	-	-	
FL029P073-001 & 003	TOTAL SPRINGFIELD			464,344	387,878	14,741	14,741	
FL029P073-002	TOTAL ORANGE AVE			125,000	163,520	55,650	52,364	
FL029P073-004	TOTAL EBONY GARDENS			-	-	-	-	
FL029P073-006	TOTAL PINWOOD PLACE			50,000	40,446	1,901	1,901	
FL029P073-015	TOTAL SCATTERED SITE 15			30,000	35,000	1,477	1,477	
FL029P073-016	TOTAL SCATTERED SITE 16			30,000	75,000	550	550	
FL029P073-017	TOTAL HIDDEN PINES			2,500	3,000	681	681	
	<b>TOTAL CFP501-2004</b>			<b>1,054,704</b>	<b>1,054,704</b>	<b>342,860</b>	<b>191,634</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

<b>PHA Name:</b> Tallahassee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P073501-04 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>PHA Wide:</b>							
1406 - Operations	09/07/06			09/07/08			
1408 - Man. Improvements	09/07/06			09/07/08			
1410 - Administration	09/07/06			09/07/08			
1430 - Fees & Costs	09/07/06			09/07/08			
1465 - Dwelling Equipment	09/07/06			09/07/08			
1470 - Non-Dwell Struct	09/07/06			09/07/08			
1475 - Non-Dwell Equip	09/07/06			09/07/08			
FL029P073-001 & 003	09/07/06			09/07/08			
FL029P073-002	09/07/06			09/07/08			
FL029P073-004	09/07/06			09/07/08			
FL029P073-006	09/07/06			09/07/08			
FL029P073-015	09/07/06			09/07/08			
FL029P073-016	09/07/06			09/07/08			
FL029P073-017	09/07/06			09/07/08			

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2206		192
Extremely low income <=30% AMI	2146	97.28	
Very low income (>30% but <=50% AMI)	43	2	
Low income (>50% but <80% AMI)	14	.72	
Families with children	1866	84.58	
Elderly families	30	1.37	
Families with Disabilities	310	14.05	
Race/ethnicity	2/2      2015	91.34	
Race/ethnicity	2/2      188	8.52	
Race/ethnicity	1/2      3	.14	
Race/ethnicity	0	0	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	160	7	12
2 BR	733	33	35
3 BR	1033	47	125
4 BR	240	11	16
5 BR	40	1.8	4
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No x Yes If yes: How long has it been closed (# of months)? 24 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No x Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No x Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

##### **Need: Shortage of affordable housing for all eligible populations**

The Authority will continue to work with other governmental, community based Groups such as Habitat, Tallahassee Lenders Consortium and the City of Tallahassee Community and Neighborhood Services to combat the affordable Housing dilemma. We will reach out into the community for project based Developments, work with investors and CHDO's in owner/rental rehabilitation. We will also, work to increase the self-sufficiency and homeownership opportunities. To pursue homeowner initiatives with neighboring housing authorities.

##### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- x Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- x Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- x Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- x Other (list below) Work toward partnering with the Florida Housing Finance Corporation to provide tenant rental assistance vouchers.

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- x Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- x Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- x Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- x      Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly**

Select all that apply

- Seek designation of public housing for the elderly
- x      Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- x      Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- x      Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- x      Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- x Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- x Funding constraints
- x Staffing constraints
- Limited availability of sites for assisted housing
- x Extent to which particular housing needs are met by other organizations in the community
- x Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- x Community priorities regarding housing assistance
- x Results of consultation with local or state government
- x Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

# FINANCIAL STATUS REPORT

(Short Form)

(Follow instructions on the back)

1. Federal Agency and Organizational Element to Which Report is Submitted	2. Federal Grant or Other Identifying Number Assigned By Federal Agency	OMB Approval No. <b>0348-0038</b>	Page of  pages
3. Recipient Organization (Name and complete address, including ZIP code)			
4. Employer Identification Number	5. Recipient Account Number or Identifying Number	6. Final Report <input type="checkbox"/> Yes <input type="checkbox"/> No	7. Basis <input type="checkbox"/> Cash <input type="checkbox"/> Accrual
8. Funding/Grant Period (See instructions) From: (Month, Day, Year)	To: (Month, Day, Year)	9. Period Covered by this Report From: (Month, Day, Year)	To: (Month, Day, Year)
10. Transactions:	I Previously Reported	II This Period	III Cumulative
a. Total outlays			
b. Recipient share of outlays			
c. Federal share of outlays			
d. Total unliquidated obligations			
e. Recipient share of unliquidated obligations			
f. Federal share of unliquidated obligations			
g. Total Federal share(Sum of lines c and f)			
h. Total Federal funds authorized for this funding period			
i. Unobligated balance of Federal funds(Line h minus line g)			
11. Indirect Expense	a. Type of Rate(Place "X" in appropriate box) <input type="checkbox"/> Provisional <input type="checkbox"/> Predetermined <input type="checkbox"/> Final <input type="checkbox"/> Fixed		
	b. Rate	c. Base	d. Total Amount
	e. Federal Share		
12. Remarks: Attach any explanations deemed necessary or information required by Federal sponsoring agency in compliance with governing legislation.			
13. Certification: <b>I certify to the best of my knowledge and belief that this report is correct and complete and that all outlays and unliquidated obligations are for the purposes set forth in the award documents.</b>			
Typed or Printed Name and Title		Telephone (Area code, number and extension)	
Signature of Authorized Certifying Official		Date Report Submitted	

## FINANCIAL STATUS REPORT

(Short Form)

Public reporting burden for this collection of information is estimated to average 90 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0038), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

Please type or print legibly. The following general instructions explain how to use the form itself. You may need additional information to complete certain items correctly, or to decide whether a specific item is applicable to this award. Usually, such information will be found in the Federal agency's grant regulations or in the terms and conditions of the award. You may also contact the Federal agency directly.

Item	Entry
1, 2 and 3. Self-explanatory.	the value of in-kind contributions applied, and the net increase or decrease in the amounts owed by the recipient for goods and other property received, for services performed by employees, contractors, subgrantees and other payees, and other amounts becoming owed under programs for which no current services or performances are required, such as annuities, insurance claims, and other benefit payments.
4. Enter the Employer Identification Number (EIN) assigned by the U.S. Internal Revenue Service.	10b. Self-explanatory.
5. Space reserved for an account number or other identifying number assigned by the recipient.	10c. Self-explanatory.
6. Check <i>yes</i> only if this is the last report for the period shown in item 8.	10d. Enter the total amount of unliquidated obligations, including unliquidated obligations to subgrantees and contractors.
7. Self-explanatory.	Unliquidated obligations on a cash basis are obligations incurred, but not yet paid. On an accrual basis, they are obligations incurred, but for which an outlay has not yet been recorded.
8. Unless you have received other instructions from the awarding agency, enter the beginning and ending dates of the current funding period. If this is a multi-year program, the Federal agency might require cumulative reporting through consecutive funding periods. In that case, enter the beginning and ending dates of the grant period, and in the rest of these instructions, substitute the term "grant period" for "funding period."	Do not include any amounts on line 10d that have been included on lines 10a, b, or c.
9. Self-explanatory.	On the final report, line 10d must be zero.
10. The purpose of columns I, II, and III is to show the effect of this reporting period's transactions on cumulative financial status. The amounts entered in column I will normally be the same as those in column III of the previous report in <i>the same funding period</i> . If this is the first or only report of the funding period, leave columns I and II blank. If you need to adjust amounts entered on previous reports, footnote the column I entry on this report and attach an explanation.	10e. f, g, h, h and i. Self-explanatory.
10a. Enter total program outlays less any rebates, refunds, or other credits. For reports prepared on a cash basis, outlays are the sum of actual cash disbursements for direct costs for goods and services, the amount of indirect expense charged, the value of in-kind contributions applied, and the amount of cash advances and payments made to subrecipients. For reports prepared on an accrual basis, outlays are the sum of actual cash disbursements for direct charges for goods and services, the amount of indirect expense incurred,	11a. Self-explanatory.
	11b. Enter the indirect cost rate in effect during the reporting period.
	11c. Enter the amount of the base against which the rate was applied.
	11d. Enter the total amount of indirect costs charged during the report period.
	11e. Enter the Federal share of the amount in 11d.
	Note: If more than one rate was in effect during the period shown in item 8, attach a schedule showing the bases against which the different rates were applied, the respective rates, the calendar periods they were in effect, amounts of indirect expense charged to the project, and the Federal share of indirect expense charged to the project to date.

# HOPE VI Budget

## U. S. Department of Housing and Urban Development

OMB Approval No. 2577-0208  
(exp. 12/2004)

### Part I: Summary

Office of Public and Indian Housing

Public Reporting Burden for this collection of information is estimated to average 6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is necessary to provide details on the funds requested by Housing Authorities. The form displays the amount requested, broken down by budget line item, with each use explained on Part II. The requested information will be reviewed by HUD to determine if the amount requested is

reasonable and whether the required percentages of capital and supportive services funds are met. Responses to the collection are required by the appropriation under which the HOPE VI grant was funded. The information collected does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to collection of information unless it displays a currently valid OMB control number.

Line No.		Summary by Budget Line Item	HOPE VI Budget (all Phases)	Current Funds Authorized in LOCCS	Additional Funds Requested (this revision)	Total Funds Authorized in LOCCS by HUD with this Approval
		HOPE VI Grant Number: <u>FL29URD073D103</u> Budget Revision Number: _____				
		<b>PHA Name: <u>Tallahassee Housing Authority</u></b>				
1	1408	Management Improvements/ Community and Supportive Services	\$ -			
2	1410	Administration	\$ 39,650.00	\$ 4,509.49		\$ 39,650.00
3	1430	Fees and Costs	\$ 5,000.00	\$ -		\$ 5,000.00
4	1440	Site Acquisition	\$ -	\$ -		\$ -
5	1450	Site Improvement	\$ 35,000.00	\$ -		\$ 35,000.00
6	1460	Dwelling Structures	\$ -	\$ -		\$ -
7	1465	Dwelling Equipment-Nonexpendable	\$ -	\$ -		\$ -
8	1470	Nondwelling Structures	\$ -	\$ -		\$ -
9	1475	Nondwelling Equipment	\$ -	\$ -		\$ -
10	1485	Demolition	\$ 532,350.00	\$ -		\$ 532,350.00
11	1495	Relocation Costs	\$ 141,000.00	\$ 53,031.14		\$ 141,000.00
12	<b>Total Funds Authorization ( Sum Of Lines 1-11)</b>		\$ 753,000.00	\$ 57,540.63		\$ 753,000.00
13	U2000	Funds held in Reserve				\$ -
14	<b>Amount of HOPE VI Grant ( Sum Of Lines 1-13)</b>		\$ 753,000.00	\$ 57,540.63		\$ 753,000.00

Signature of PHA Executive Director

X \_\_\_\_\_ Date

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Authorized HUD Official

X \_\_\_\_\_ Date

## HOPE VI Budget

### Part II: Supporting Pages for Budget or Authorization Revision

PHA: Tallahassee Housing Authority

HOPE VI Grant Number: FL29URD073D103  
 Budget Revision Number: \_\_\_\_\_

Budget Line Item Number <b>1</b>	Type of Goods/Services <b>2</b>	Description of Proposed/Approved Action Use of Additional Authorized Funds <b>3</b>	Overall HOPE VI Budget (all Phases) <b>4</b>	Current Funds Authorized in LOCCS <b>5</b>	Additional Funds Requested <b>6</b>	Total Funds Authorized <b>7</b>
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1408	MANAGEMENT IMPROVEMENTS / COMMUNITY AND SUPPORTIVE SERVICES					
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
<b>TOTAL 1408</b>			\$	-		

1410	ADMINISTRATION					
1		Executive Director	\$	11,895.00	\$	1,369.82
2		Finance Director	\$	7,930.00	\$	908.29
3		Maintenance Director	\$	7,137.00	\$	801.64
4		Public Housing Administrator	\$	12,688.00	\$	1,429.74
5						
6						
7						
8						
9						
10						
<b>TOTAL 1410</b>			\$	39,650.00	\$	4,509.49

## HOPE VI Budget

### Part II: Supporting Pages for Budget or Authorization Revision

Budget Line Item Number	Type of Goods/Services	Description of Proposed/Approved Action Use of Additional Authorized Funds	Overall HOPE VI Budget (all Phases)	Current Funds Authorized in LOCCS	Additional Funds Requested	Total Funds Authorized
1	2	3	4	5	6	7

1430	FEES AND COSTS					
1		Architectural	\$ 2,500.00			
2		Engineering	\$ 2,500.00			
3						
4						
5						
6						
7						
8						
9						
10						
		<b>TOTAL 1430</b>	<b>\$ 5,000.00</b>			

1440	SITE ACQUISITION					
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
		<b>TOTAL 1440</b>	<b>\$ -</b>			

## HOPE VI Budget

### Part II: Supporting Pages for Budget or Authorization Revision

Budget Line Item Number	Type of Goods/Services	Description of Proposed/Approved Action Use of Additional Authorized Funds	Overall HOPE VI Budget (all Phases)	Current Funds Authorized in LOCCS	Additional Funds Requested	Total Funds Authorized
1	2	3	4	5	6	7

1450	SITE IMPROVEMENTS					
1		Grading & Fill	\$ 35,000.00			
2						
3						
4						
5						
6						
7						
8						
9						
10						
		<b>TOTAL 1450</b>	<b>\$ 35,000.00</b>			

1460	DWELLING STRUCTURES					
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
		<b>TOTAL 1460</b>	<b>\$ -</b>			

## HOPE VI Budget

### Part II: Supporting Pages for Budget or Authorization Revision

Budget Line Item Number	Type of Goods/Services	Description of Proposed/Approved Action Use of Additional Authorized Funds	Overall HOPE VI Budget (all Phases)	Current Funds Authorized in LOCCS	Additional Funds Requested	Total Funds Authorized
1	2	3	4	5	6	7

1465	DWELLING EQUIPMENT - NONEXPENDABLE					
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
		<b>TOTAL 1465</b>	\$	-		

1470	NONDWELLING STRUCTURES					
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
		<b>TOTAL 1470</b>	\$	-		

## HOPE VI Budget

### Part II: Supporting Pages for Budget or Authorization Revision

Budget Line Item Number <b>1</b>	Type of Goods/Services <b>2</b>	Description of Proposed/Approved Action Use of Additional Authorized Funds <b>3</b>	Overall HOPE VI Budget (all Phases) <b>4</b>	Current Funds Authorized in LOCCS <b>5</b>	Additional Funds Requested <b>6</b>	Total Funds Authorized <b>7</b>
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<b>1475</b>	<b>NONDWELLING EQUIPMENT</b>					
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
<b>TOTAL 1475</b>			\$	-		

<b>1485</b>	<b>DEMOLITION</b>					
1		Demolition of On-Site Dwelling Structures	\$	250,000.00		
2		Demolition of On-Site Non-Dwelling Structures	\$	32,350.00		
3		Asbestos Removal	\$	250,000.00		
4						
5						
6						
7						
8						
9						
10						
<b>TOTAL 1485</b>			\$	532,350.00		

## HOPE VI Budget

### Part II: Supporting Pages for Budget or Authorization Revision

Budget Line Item Number <b>1</b>	Type of Goods/Services <b>2</b>	Description of Proposed/Approved Action Use of Additional Authorized Funds <b>3</b>	Overall HOPE VI Budget (all Phases) <b>4</b>	Current Funds Authorized in LOCCS <b>5</b>	Additional Funds Requested <b>6</b>	Total Funds Authorized <b>7</b>
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1495	RELOCATION COSTS					
1		Relocation Costs	\$ 91,000.00	\$ 45,728.62		
2		Mobility Counseling	\$ 50,000.00	\$ 7,302.52		
3						
4						
5						
6						
7						
8						
9						
10						
		<b>TOTAL 1490</b>	\$ 141,000.00	\$ 53,031.14		

<b>GRAND TOTAL</b>	\$753,000.00			
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